

BOSTON PUBLIC LIBRARY

3 9999 06583 490 3

GOV DOC

BRA

332F

HOUSING STUDY  
ROXBURY - NO. DORCHESTER GHP

Penelope Starr, 1962, BRA

BOSTON PUBLIC LIBRARY

JUL  
BRA

ACCO   
GENUINE PRESSBOARD ENDER  
CAT. NO. BG 2507

ACCO  
CHICAGO,  
ILLINOIS,

OLENSBURG, N.Y.  
TORONTO,  
MEXICO, D. F.

gmv62-4

Property of  
BOSTON REDEVELOPMENT AUTHORITY  
Library

GOV DOC

BRA  
3328

HOUSING STUDY

ROXBURY-NO. DORCHESTER GNRP

Penelope Starr, 1962, BRA



11-17-1967  
JII  
BRA

# ROXBURY-NORTH DORCHESTER GNRP AREA & WASHINGTON PARK RENEWAL AREA

## BOUNDARY

## ACREAGE

## POPULATION

## FAMILIES

## STAGE

GNRP AREA  
RENEWAL AREA

1,700  
186

80,000  
13,300

23,000  
3,800

GENERAL PLANNING  
PROJECT PLANNING

## PUBLIC SCHOOLS

ELEMENTARY  
JUNIOR HIGH  
SENIOR HIGH

CAMPBELL  
CLERICAL

LEWIS  
BOYS' TRADE

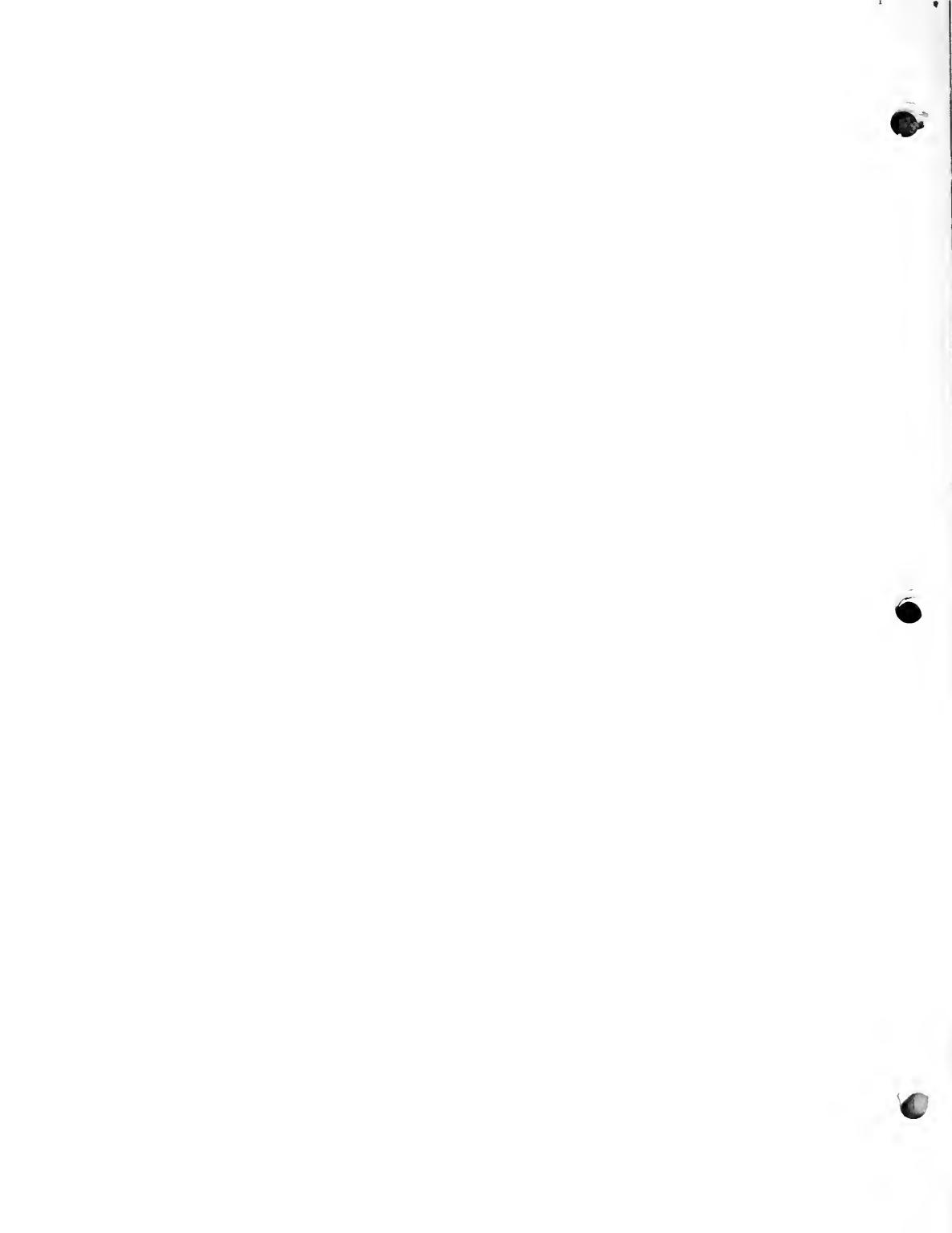
ROOSEVELT  
BURKE

TIMILTY  
GIRLS'

TECHNICAL

## GENERAL NEIGHBORHOOD RENEWAL PLAN





HOUSING STUDY: ROXBURY-NORTH DORCHESTER GNRP

TABLE OF CONTENTS

Street map of GNRP	Frontispiece
Introduction and resume . . . . .	1
Change in number of occupied DUs from 1950 to 1960 . . . . .	2
map . . . . .	3
GNRP Housing statistics 1950 & 1960	
introduction . . . . .	4
total units . . . . .	5
owner-occupied . . . . .	6
vacancies . . . . .	7
dilapidation . . . . .	8
non-white occupancy . . .	9
GNRP Housing conditions as shown by concentrations of negative factors 1950 & 1960.	
text . . . . .	10
1950 map . . . . .	11
1960 map . . . . .	12
GNRP Housing TRENDS as noted from com- paring certain factors mapped for 1950 and 1960 . . . . .	13-35
A.owner-occupancy . . . . .	14
1950 map . . . . .	15
1960 map . . . . .	16
B.vacancies . . . . .	17
1950 map . . . . .	17a
1960 map . . . . .	18
C.contract rent . . . . .	19
1950 map . . . . .	20
1960 map . . . . .	21
D.dilapidation . . . . .	22
1950 map . . . . .	23
1960 map . . . . .	24
E.non-white occupancy . . . . .	25
1950 map . . . . .	26
1960 map . . . . .	27
Greatest concentrations of non-whites . . . . .	
1950 map . . . . .	28
1960 map . . . . .	29
F.renter-occupancy . . . . .	30
1950 map . . . . .	31
1960 map . . . . .	32
G.overcrowding . . . . .	33
1950 map . . . . .	34
1960 map . . . . .	35

C

5

C

C

TABLE OF CONTENTS (Continued)

Interrelationship of the factors studied 1950 and 1960 .....	36
Map showing tracts of greatest negative CHANGES 1950 to 1960 .....	38
Statistical tables .....	39&40



## HOUSING STUDY: ROXBURY-NORTH DORCHESTER GNRP

(Based on U.S. Census Block Statistics  
for Boston 1950 & 1960)

The Roxbury-North Dorchester GNRP has 27574 housing units, comprising approximately 12% of the entire housing stock of Boston. Due largely to an active demolition program, the area has lost 2348 units (8%) since 1950. At the same time, the population has declined by 25%, leaving a large number of vacant units.

The significant features of housing conditions in the GNRP area are brought out by comparison of some factors with the city-wide averages.

For example:	GNRP	City
VACANT	10%	6%
DETERIORATING	35%	17%
DILAPIDATED	9%	4%
RENTER-OCCUPIED	80%	73%
OWNER-OCCUPIED	20%	27% 27%
AVERAGE RENT	\$53 per month	\$63 per month
AVERAGE VALUE	\$8500	\$13,700
NON-WHITE OCCUPANCY	47%	10%

The GNRP, while containing 12% of Boston's population and housing stock, contains 24% of the city's deteriorating housing and 28% of its dilapidated housing. Although the number of non whites (almost entirely Negro) in the GNRP is large, there is no significant difference between non-white occupancy and the overall GNRP average in terms of housing conditions, tenure, or vacancy rate, although it is apparent that Negroes are paying slightly higher rents than whites and tend to be a little more crowded.

In studying housing conditions in the GNRP, it can be noted that the greatest concentrations of undesirable housing conditions (vacancies, deterioration, dilapidation and overcrowding) occur in the northern half of the GNRP area. On the other hand, the greatest concentration of Negro occupancy is in a north-south band starting at Dudley Street and going south to Seaver Street, encompassing almost all of the Washington Park Project area. Thus, because this GNRP area comprises almost the only Boston housing available in large quantities to Negroes, it includes all types of housing and the correlation of Negro occupancy with bad housing is not startlingly significant.



## CHANGE IN NUMBER OF OCCUPIED DWELLING UNITS

1950 to 1960

It can be seen from this map, where every dot represents 20 units, that there has been a major decline in number of occupied units since 1950. This is a result of a movement of the population as well as demolition of dilapidated housing.

The loss of units has been greatest, both in number of units and percent of tract, in those tracts north of an east-west line from Everett Square to Egleston Square. It will be seen in this report that this same area is consistently high in percent of tract vacant, dilapidated, occupied by non-whites, rented-occupied and overcrowded. The maps on pages 11 and 12 show an intensification of this trend between 1950, and 1960 corresponding to the loss in occupied units shown on this map.

6

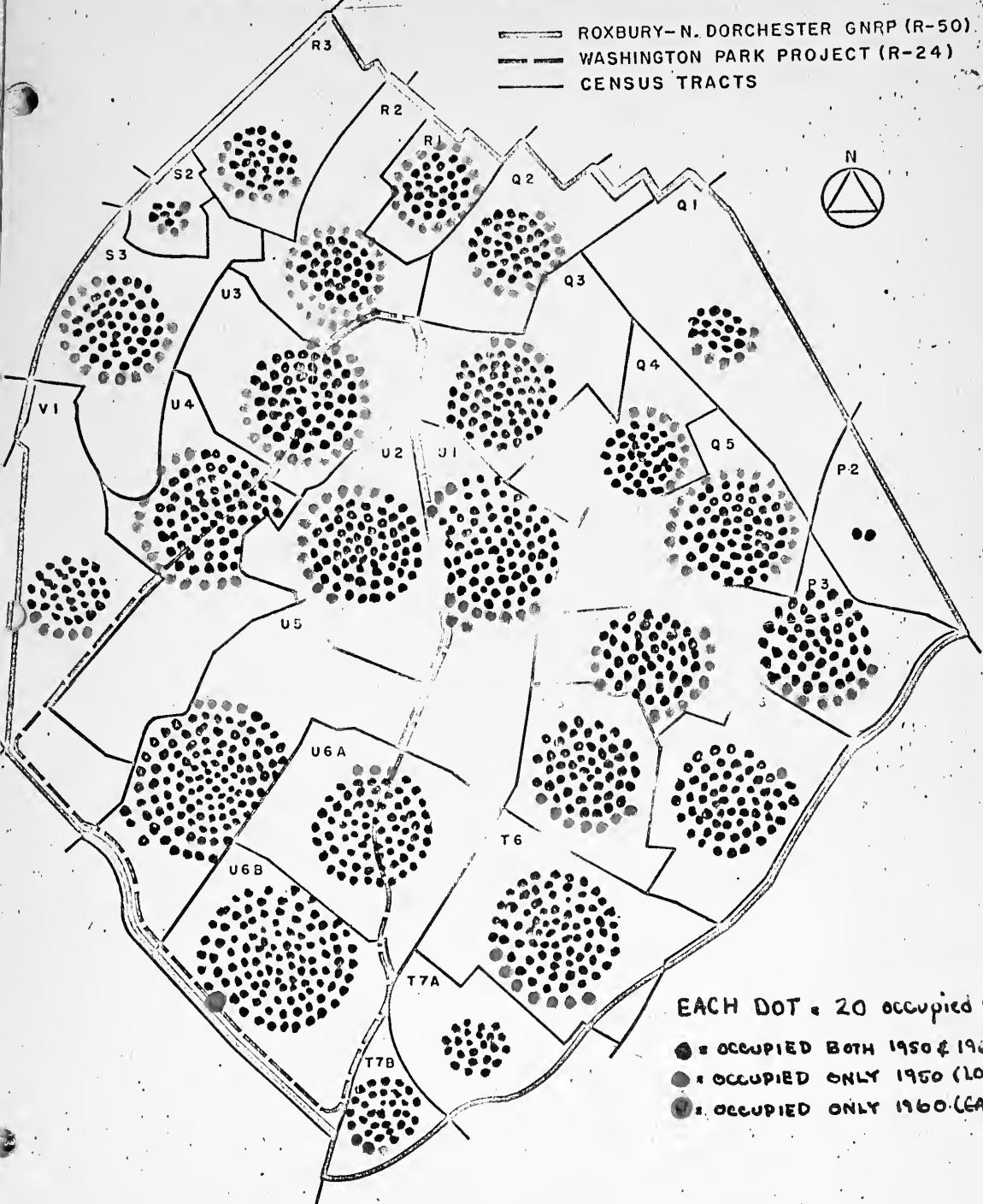
6

6

## OCCUPIED UNITS

1950 to 1960 CHANGES

— ROXBURY-N. DORCHESTER GNRP (R-50)  
 - - - WASHINGTON PARK PROJECT (R-24)  
 — CENSUS TRACTS



1

2

3

## BASIC HOUSING STATISTICS: ROXBURY-NORTH DORCHESTER GNRP

The following five pages show in bar-graph form the relationships among the various areas of the GNRP, in terms of number of housing units, and each area's relation to the whole GNRP. Thus, the original Washington Park Project can be seen in comparison with the total GNRP, the Townsend-Seaver section, the Project extended, and the remainder of the GNRP.

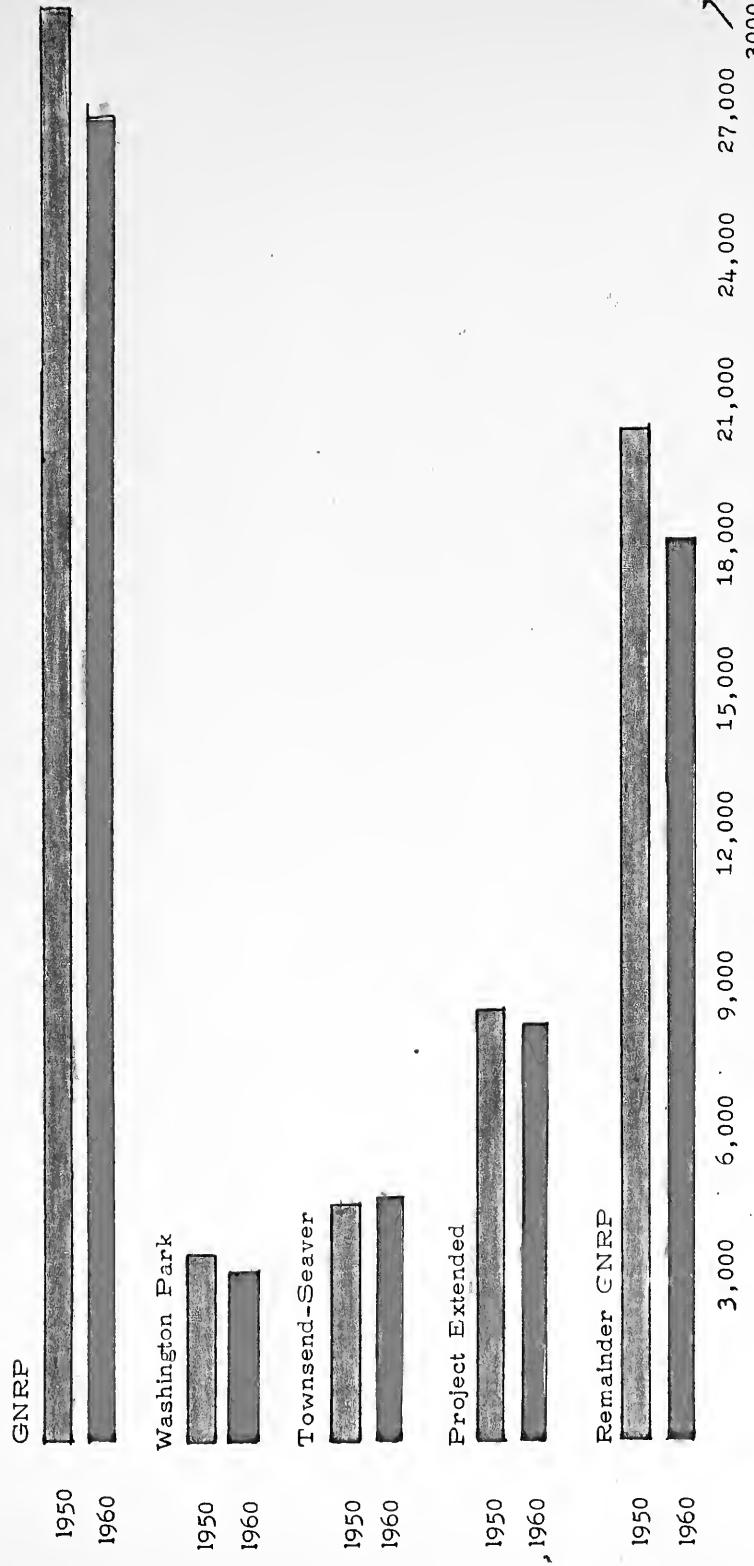
These graphs show actual numbers of units for each factor studied, and show 1950 in blue and 1960 in orange. This color scheme is maintained throughout the report. Because the paper is translucent, it is possible to see relationships between factors by laying the charts on top of one another.

11

12

13

GNRP HOUSING: TOTAL NUMBER OF UNITS



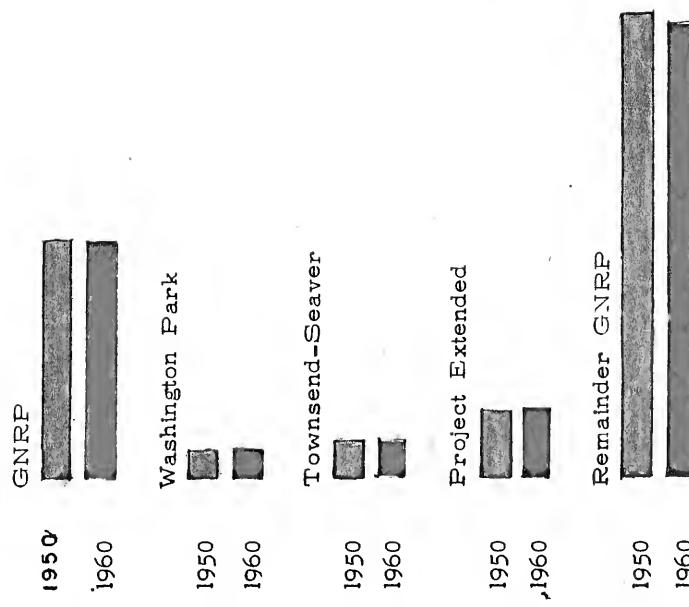
One Inch = 3,000 units

6

6

6

GNRP HOUSING: OWN-RE-OCCUPANCY



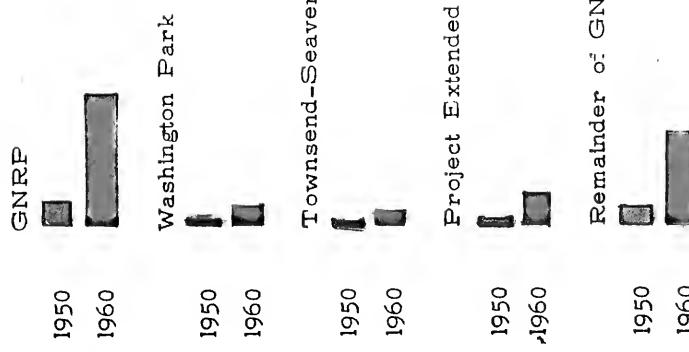
One Inch = 3,000 units

C

C

C

GNRP HOUSING: VACANCIES



One Inch = 3,000 Units

(

(

(

GNRP HOUSING: DILAPIDATION\*



One Inch = 3,000 Units

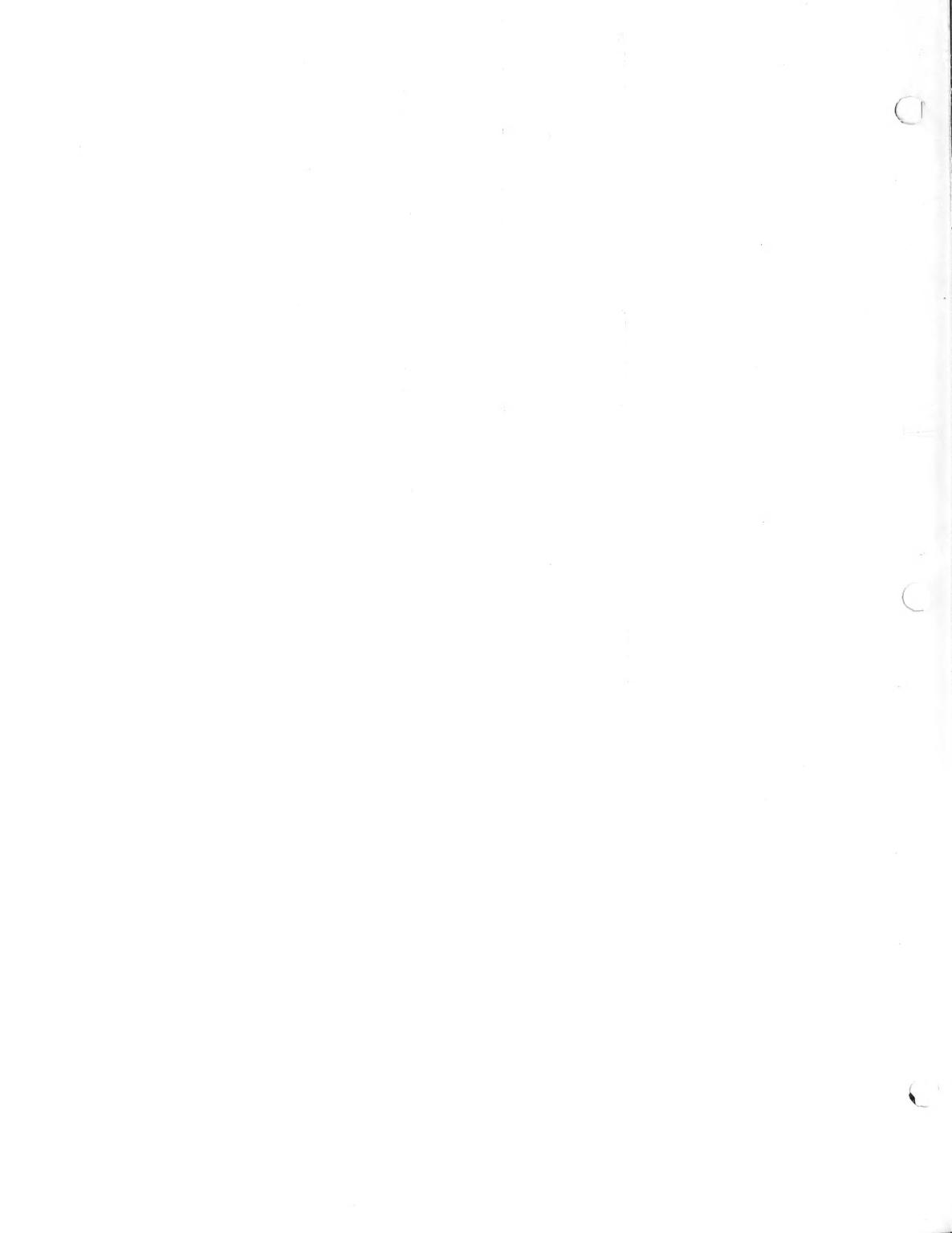
\* The 1950 Census lists  
"No Private Bath, No running Water  
or Dilapidated"  
To make 1960 comparable  
"Deteriorating and Lacking Plumbing"  
has been added to "Dilapidated"



GNRP HOUSING: NON-WHITE OCCUPANCY



One Inch = 3,000 Units



## HOUSING CONDITIONS; 1950 and 1960

### TRACTS APPEARING ABOVE THE MEDIAN IN SIX FACTORS.

These maps show those tracts appearing above the median for six 'negative' factors. By plotting the number of times a tract appears above the median it is possible to get a picture of housing conditions in the GNRP at two points in time, specifically 1950 and 1960.

The 'negative' factors are:

- B: Above median in percent of tract vacant.
- C: Above median in contract rent for tract (average of block rents)
- D: Above median in percent of tract dilapidated and/or lacking plumbing.
- E: Above median in percent of occupied units in tract occupied by non-whites.
- F: Above median in percent of tract renter-occupied.
- G: Above median in percent of units in tract having more than 1.51 (in 1950) or 1.01 (in 1960) persons per room.

From these maps it can be seen that there is a trend towards consolidation of the worst tracts into the Lower Roxbury section, and a gradual westward movement of the areas having few 'negative' factors.

The tracts east of Blue Hill Avenue are in apparently the best overall condition, although there is a small pocket of deterioration in the Grove Hall area. (See page 35 for dangers possibly facing the East-of-Blue-Hill-Avenue area.) The Washington Park Project area appears to be in a middle ground condition, not having large areas of either extreme in housing conditions. As such, it perhaps represents the 'settled' part of the GNRP: bad enough to need renewal, but not so bad that its residents are no longer interested in its fate. Perfect for a project area.

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

— ROXBURY-N. DORCHESTER GNRP (R-50)  
— WASHINGTON PARK PROJECT (R-24)  
— CENSUS TRACTS

1950



## Ex of Cursive

6

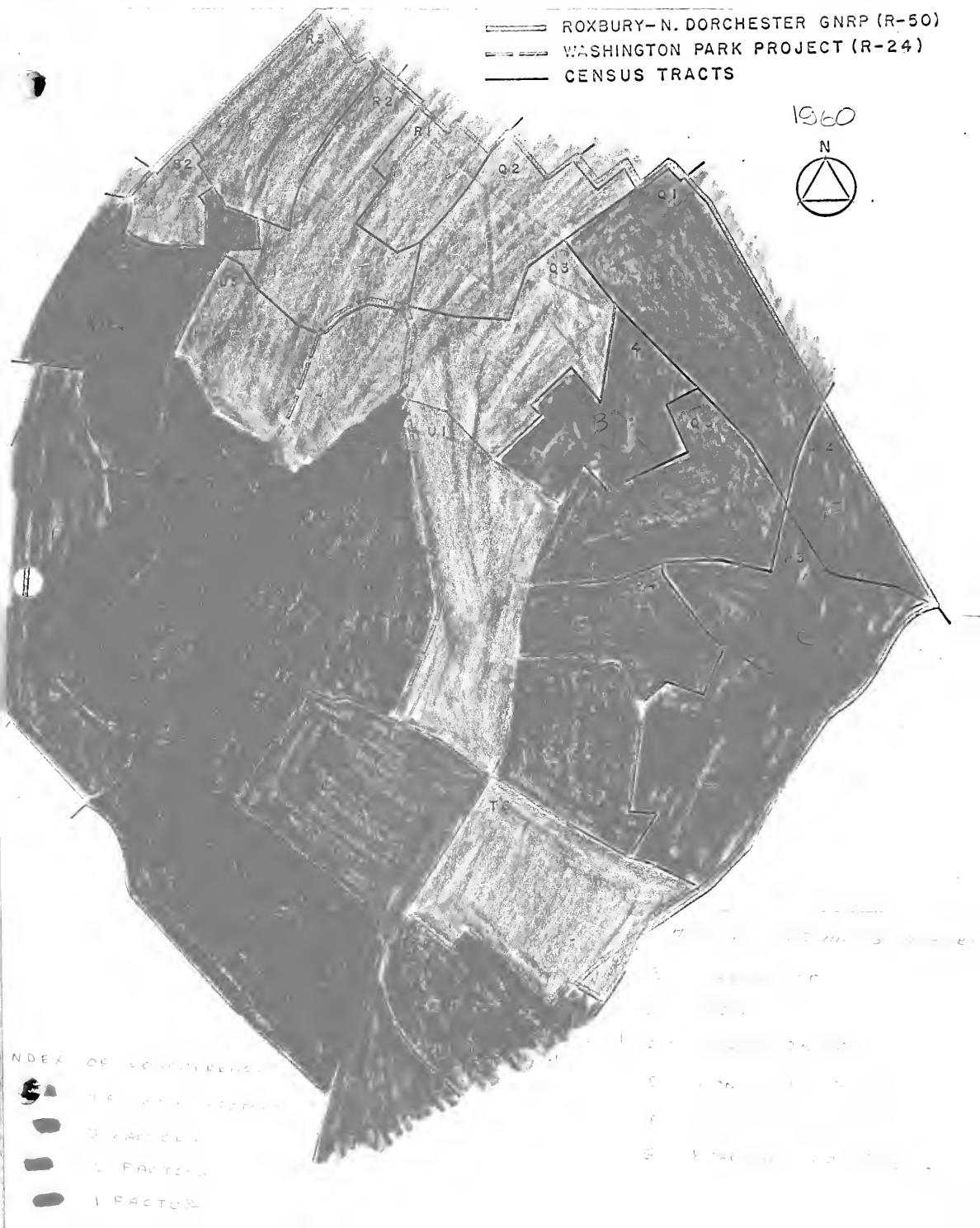
7

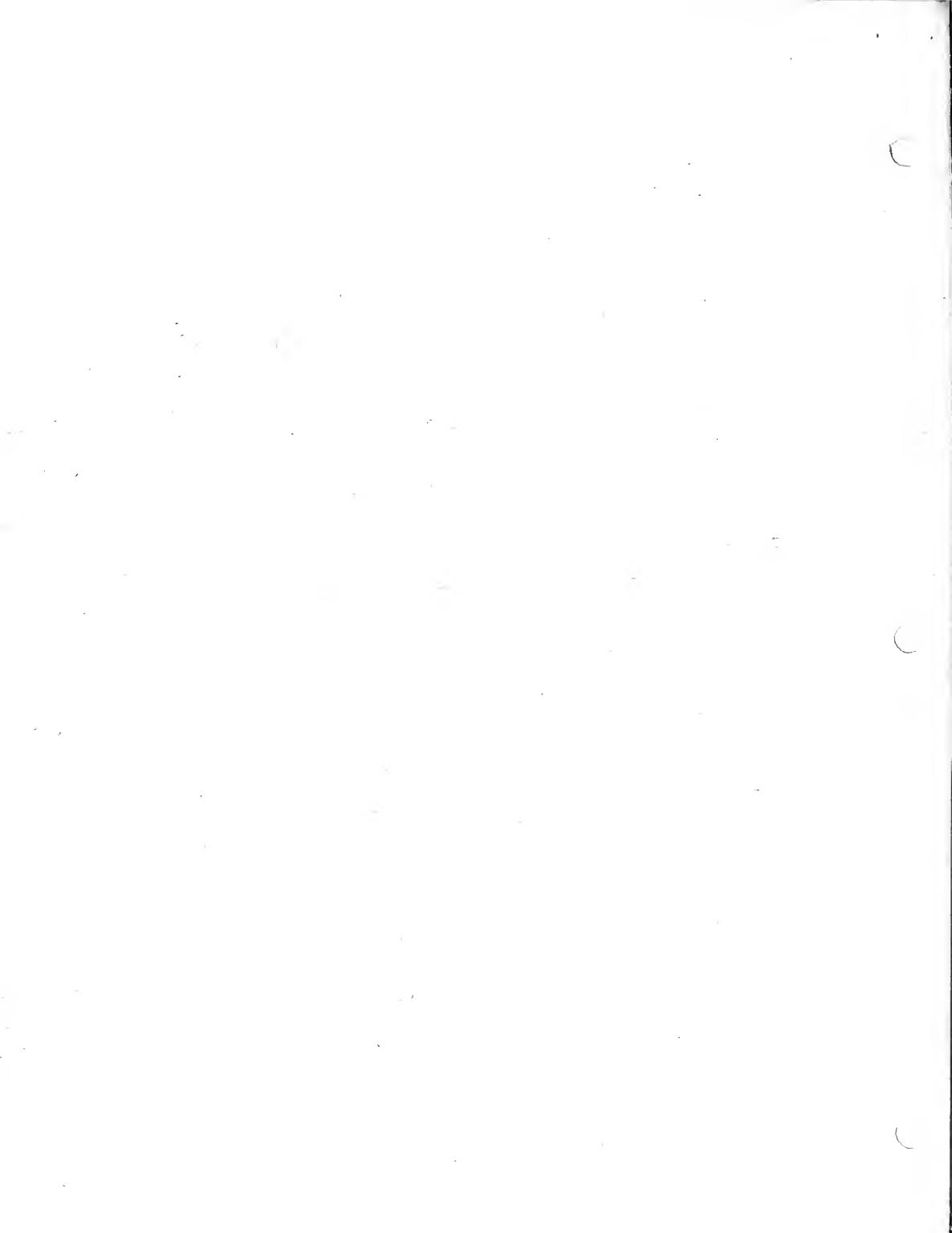
8

TRACTS APPEARING ABOVE MEDIANES AS (6 FACTORS)

— ROXBURY-N. DORCHESTER GNRP (R-50)  
- - - - WASHINGTON PARK PROJECT (R-24)  
— CENSUS TRACTS

1960





TRENDS AS NOTED FROM COMPARING  
THE 1950 and 1960 MAPS OF  
CERTAIN SIGNIFICANT FACTORS.

8

p

8

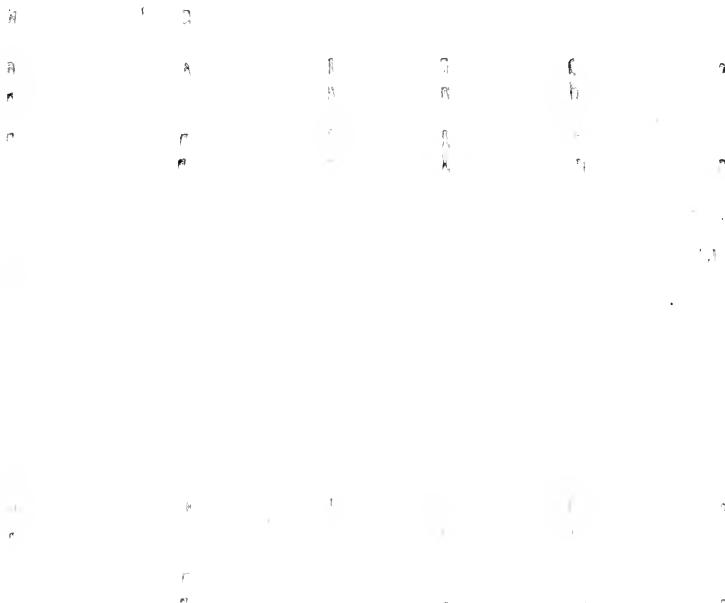
9

#### A. OWNER OCCUPANCY \*\*

Median percent has increased from 17% in 1950 to 20% in 1960, reflecting an increase in home ownership.

Owner-occupancy remains strongest in an east to west band running generally between Dudley and Crawford Streets.

\*\* This term denotes here the percentage of UNITS occupied by their owners, not the structures.



(E)

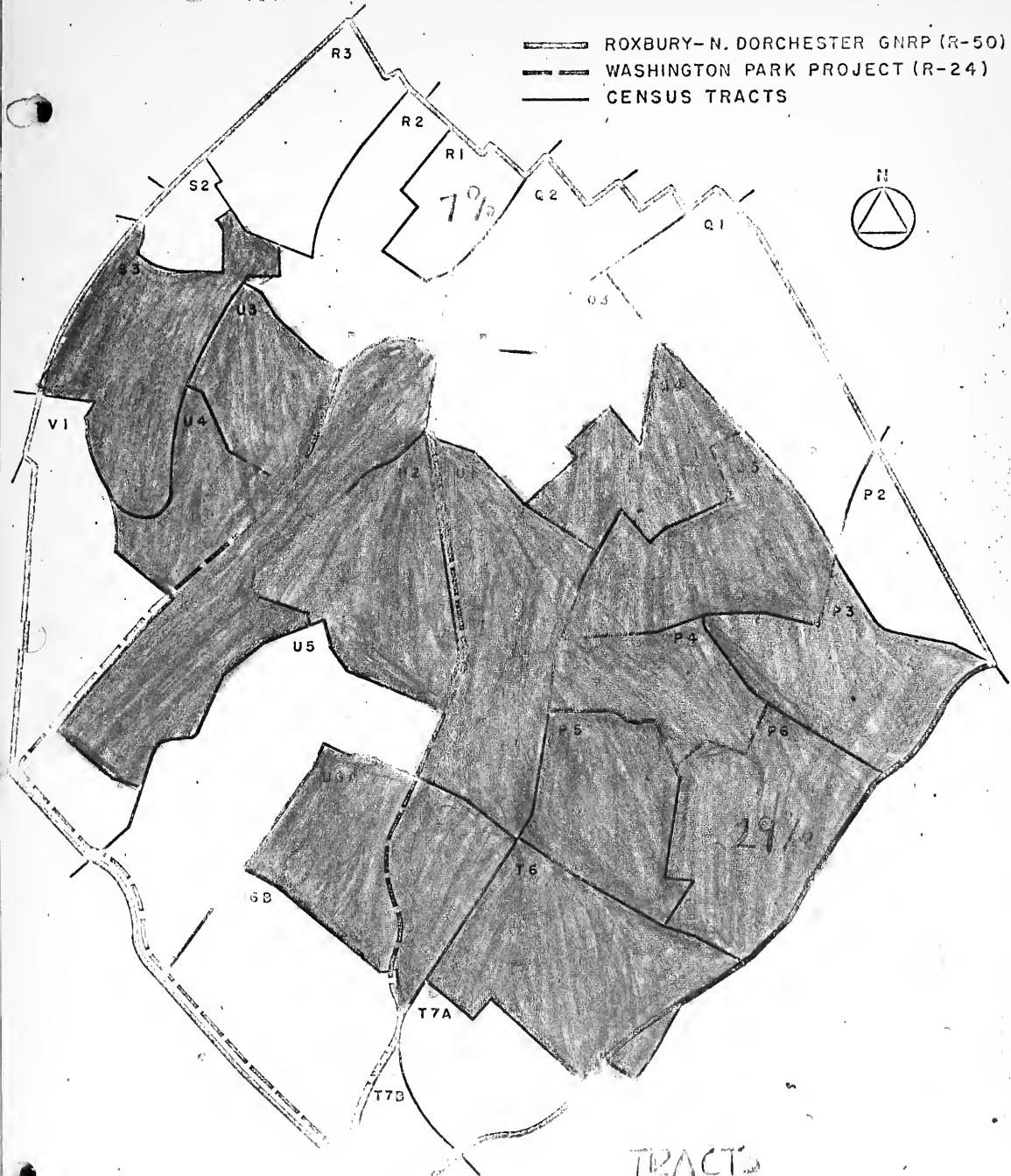
(E)

(E)

OWNER OCCUPIED DU'S 1950

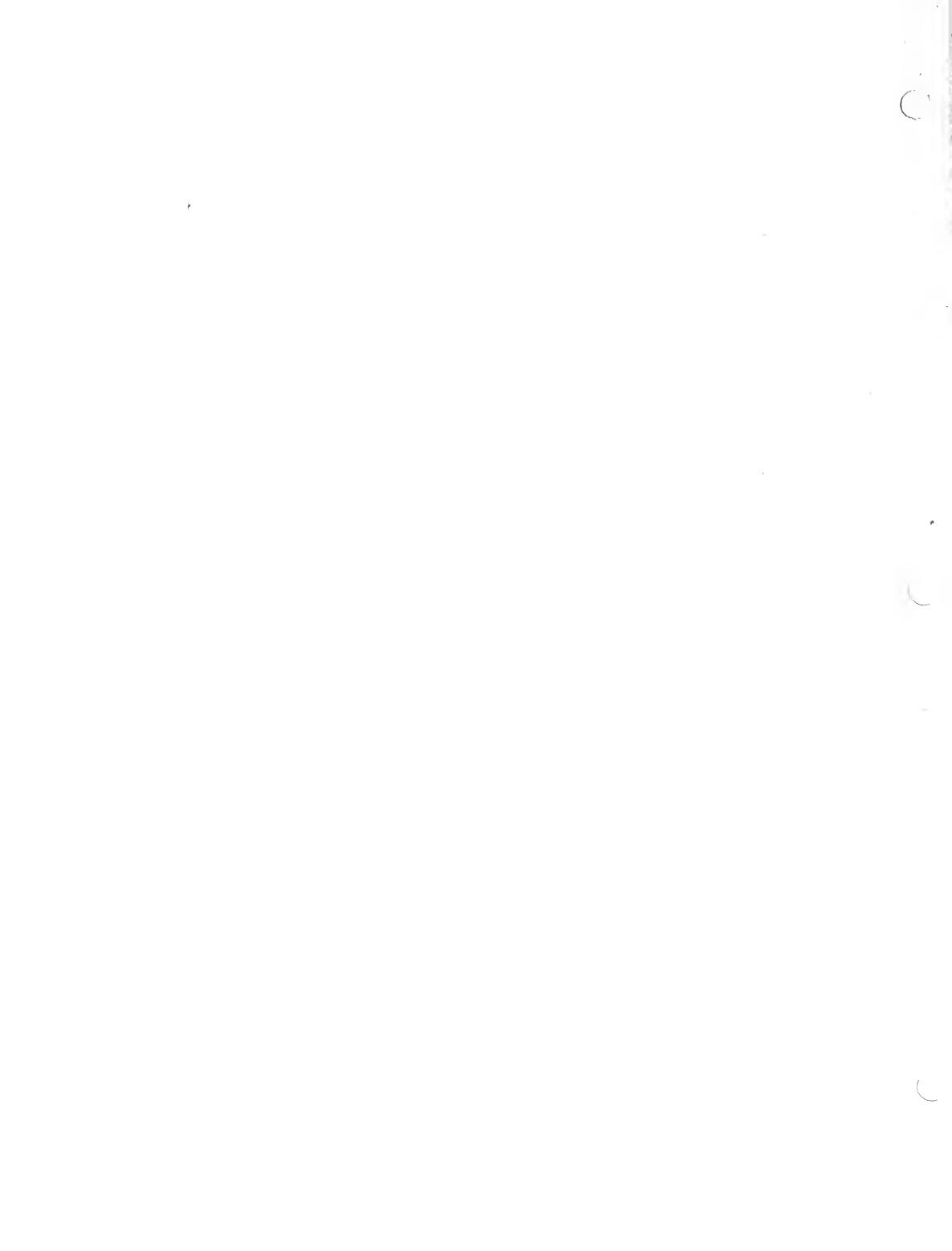
A

— ROXBURY-N. DORCHESTER GNRP (R-50)  
— WASHINGTON PARK PROJECT (R-24)  
— CENSUS TRACTS



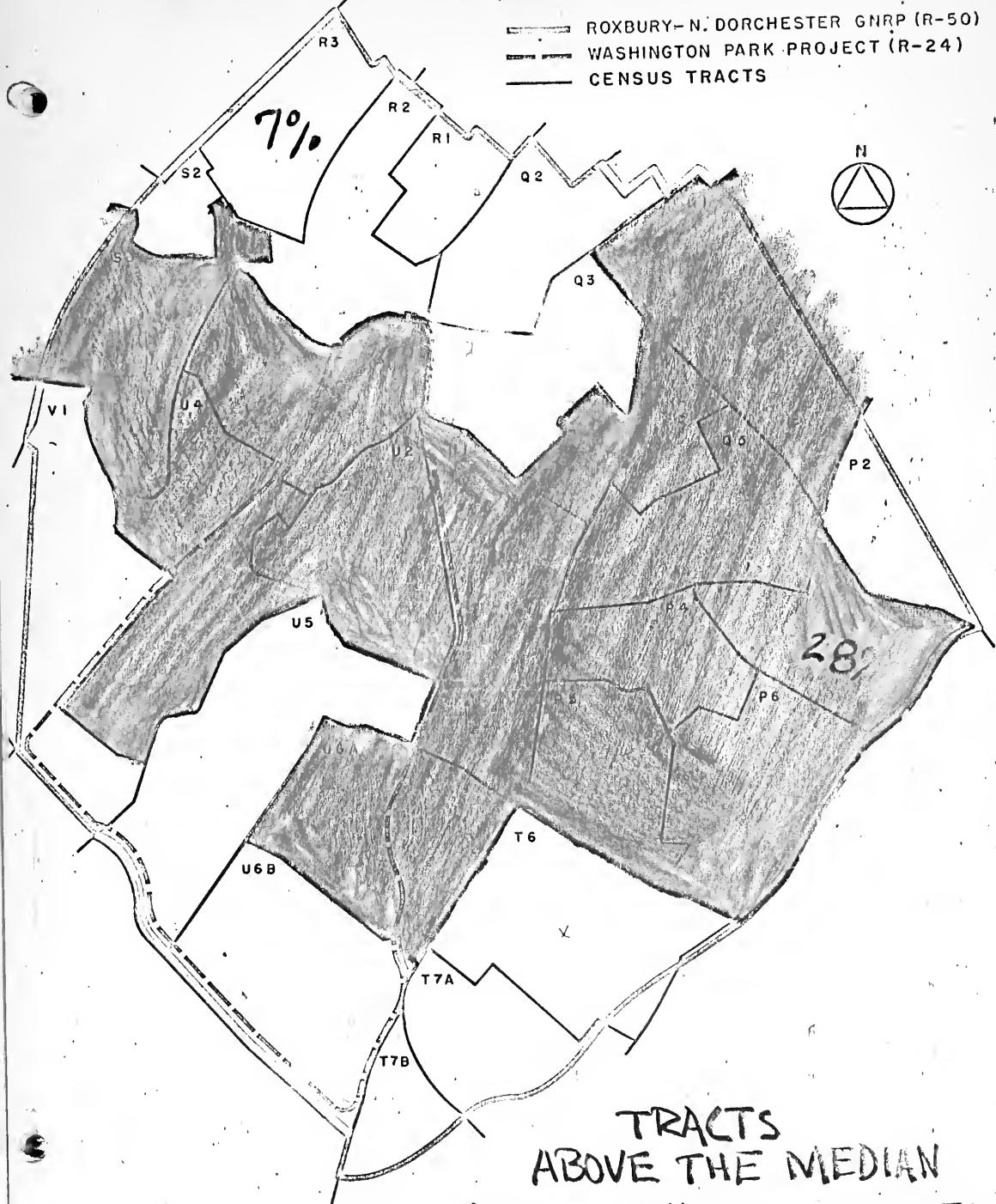
High = 29%

P.C.S. 6-62



# OWNER-OCCUPIED HUS 1960

— ROXBURY-N. DORCHESTER GNRP (R-50)  
— WASHINGTON PARK PROJECT (R-24)  
— CENSUS TRACTS



TRACTS  
ABOVE THE MEDIAN

(MEDIAN = 20% OWNER OCCUPIED)

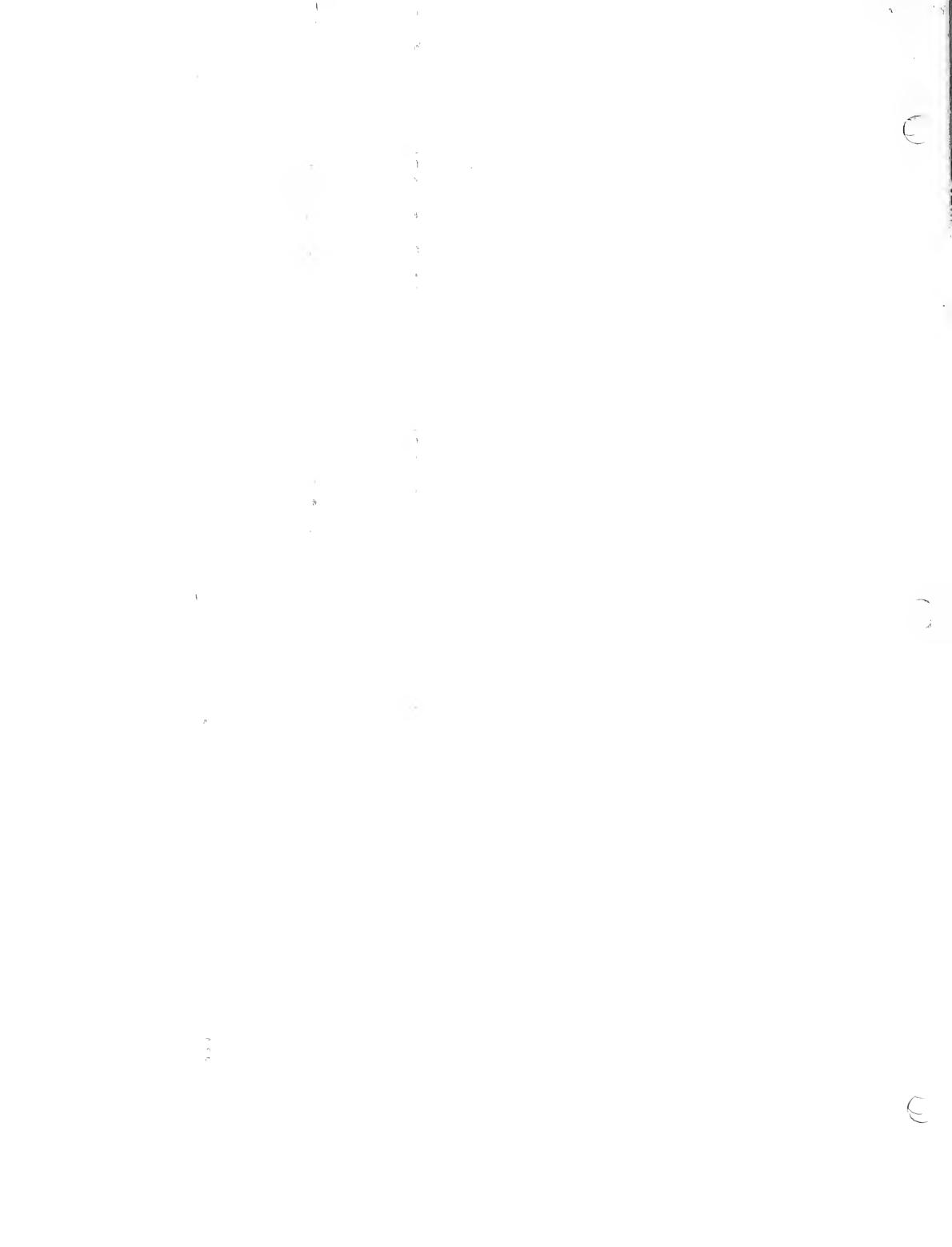
High = 28%

Low = 7%



## B. VACANCIES

Median increased from 1.5% to 9%. Scattered areas of high vacancies in 1950 have "consolidated into an almost solid area north of an east-west line from Everett Square to Egleston Square.



VACANCIES 1950

3

— ROXBURY-N. DORCHESTER GNRP (R-50)  
— WASHINGTON PARK PROJECT (R-24)  
— CENSUS TRACTS



High = 5%

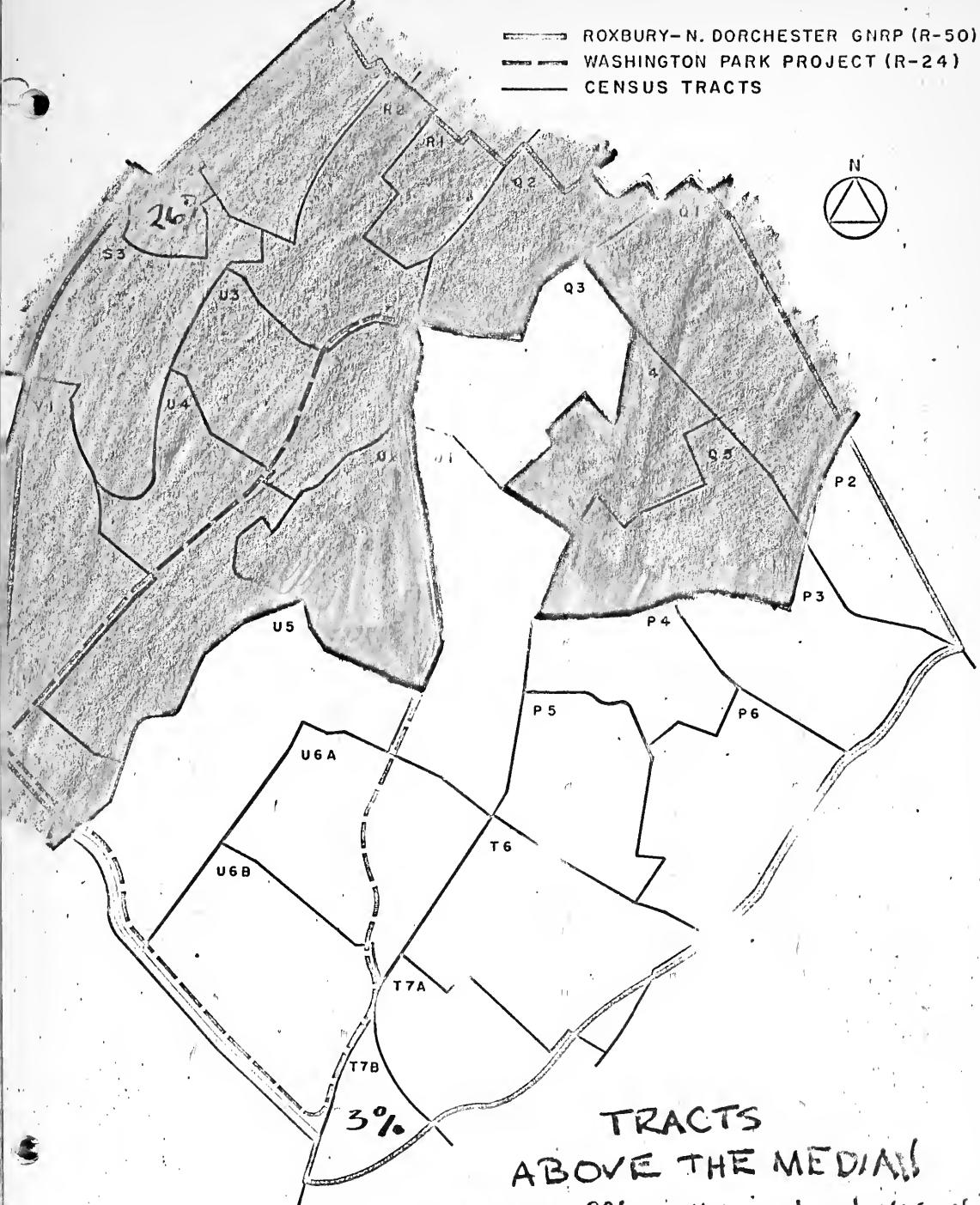
Low = 0%

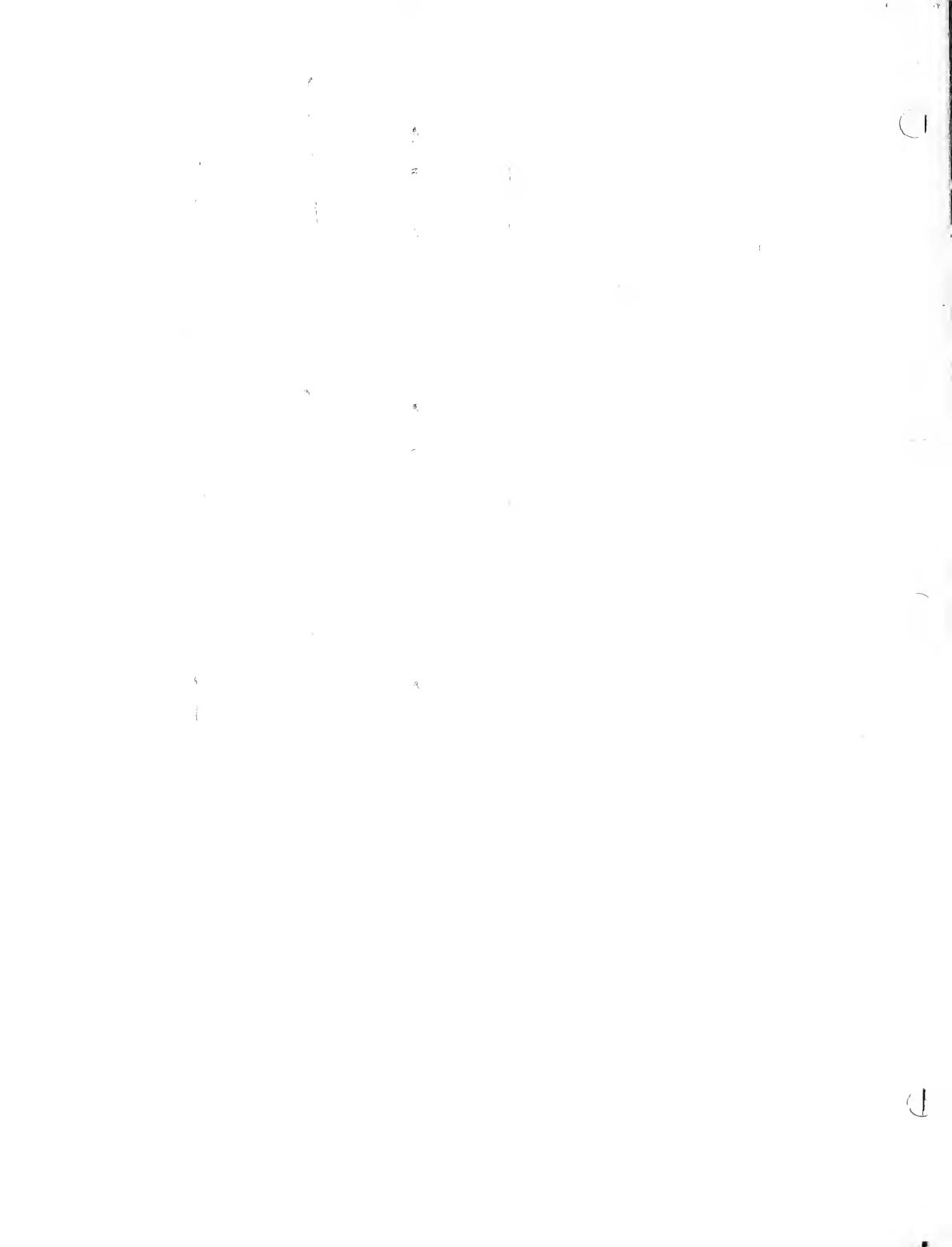
P.C.S. 6-62 17a



# VACANCIES 1960

— ROXBURY-N. DORCHESTER GNRP (R-50)  
— WASHINGTON PARK PROJECT (R-24)  
— CENSUS TRACTS





### C. RENT

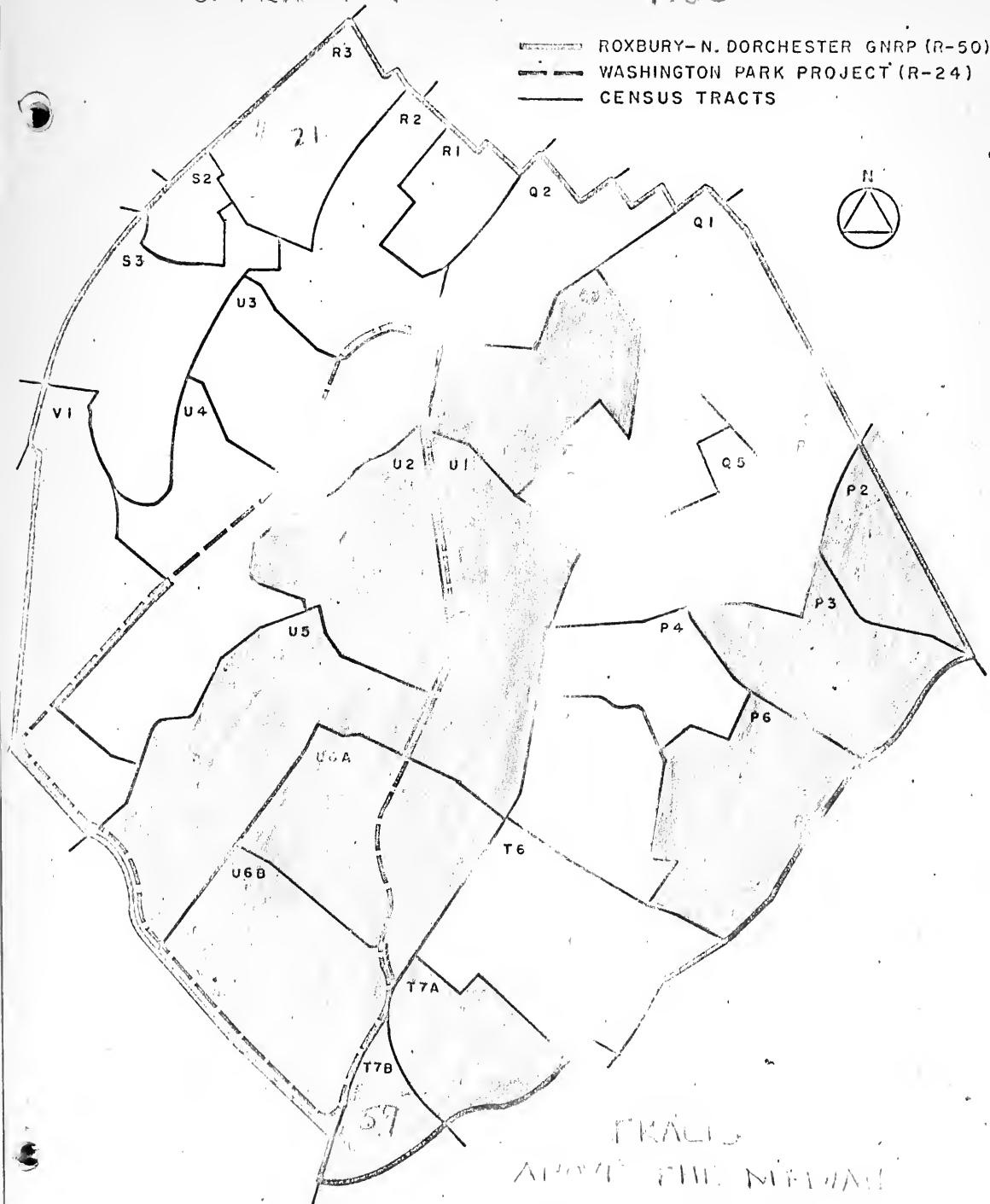
Median increased from \$32 to \$52 which in terms of constant dollars is changed from \$39 to \$50. There is a tendency for the above-median tracts to cluster in the southern half (south of a line from Everett to Egleston Square). This tendency strengthened in 1960.



CONTRACT RENT

1950

ROXBURY-N. DORCHESTER GNRP (R-50)  
WASHINGTON PARK PROJECT (R-24)  
CENSUS TRACTS



(C-TRAC = 52)

High = 59 > average rent per tract  
Low = 32



# CONTRACT RENT 1960

— ROXBURY-N. DORCHESTER GNRP (R-50)  
 - - - WASHINGTON PARK PROJECT (R-24)  
 — CENSUS TRACTS



TRACTS  
ABOVE THE MEDIAN

(MEDIAN = \$52/mo)

High: \$81 > average rent for tract  
Low: \$33

11

6

8

9

10

11

12

13

14

15

16

17

18

19

20

21

22

23

24

25

26

27

28

29

30

31

32

33

34

35

11

11

D. DILAPIDATION AND/OR LACKING PLUMBING

These two maps, while not strictly comparable, show a decline in the number of dilapidated units (due to demolition) and a slight northward consolidation.



C

C

C

DELAPIDATION 1950

— ROXBURY-N. DORCHESTER GNRP (R-50)  
 - - - WASHINGTON PARK PROJECT (R-24)  
 — CENSUS TRACTS



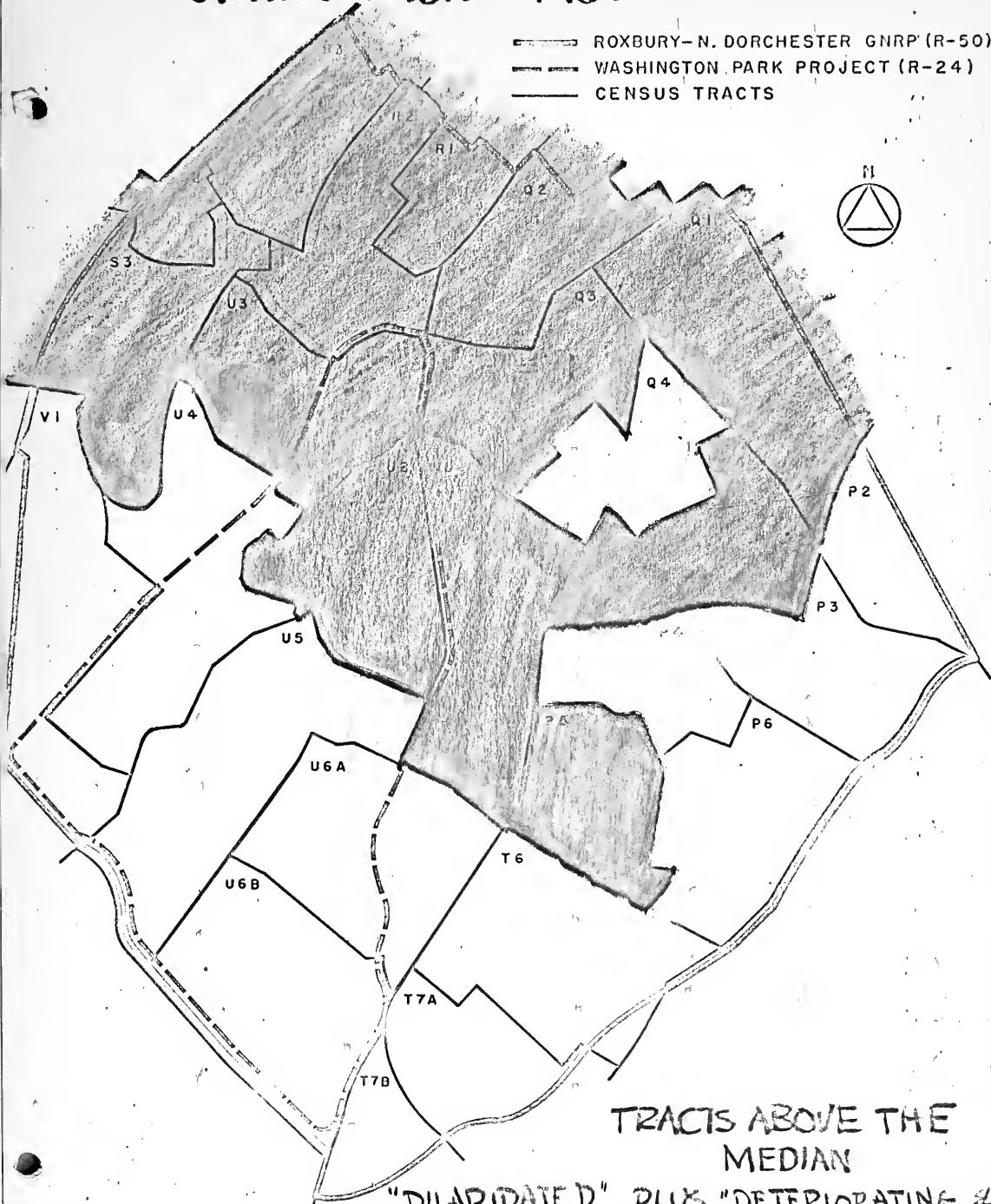
C

D

E

# DILAPIDATION 1960

ROXBURY-N. DORCHESTER GNRP (R-50)  
 WASHINGTON PARK PROJECT (R-24)  
 CENSUS TRACTS

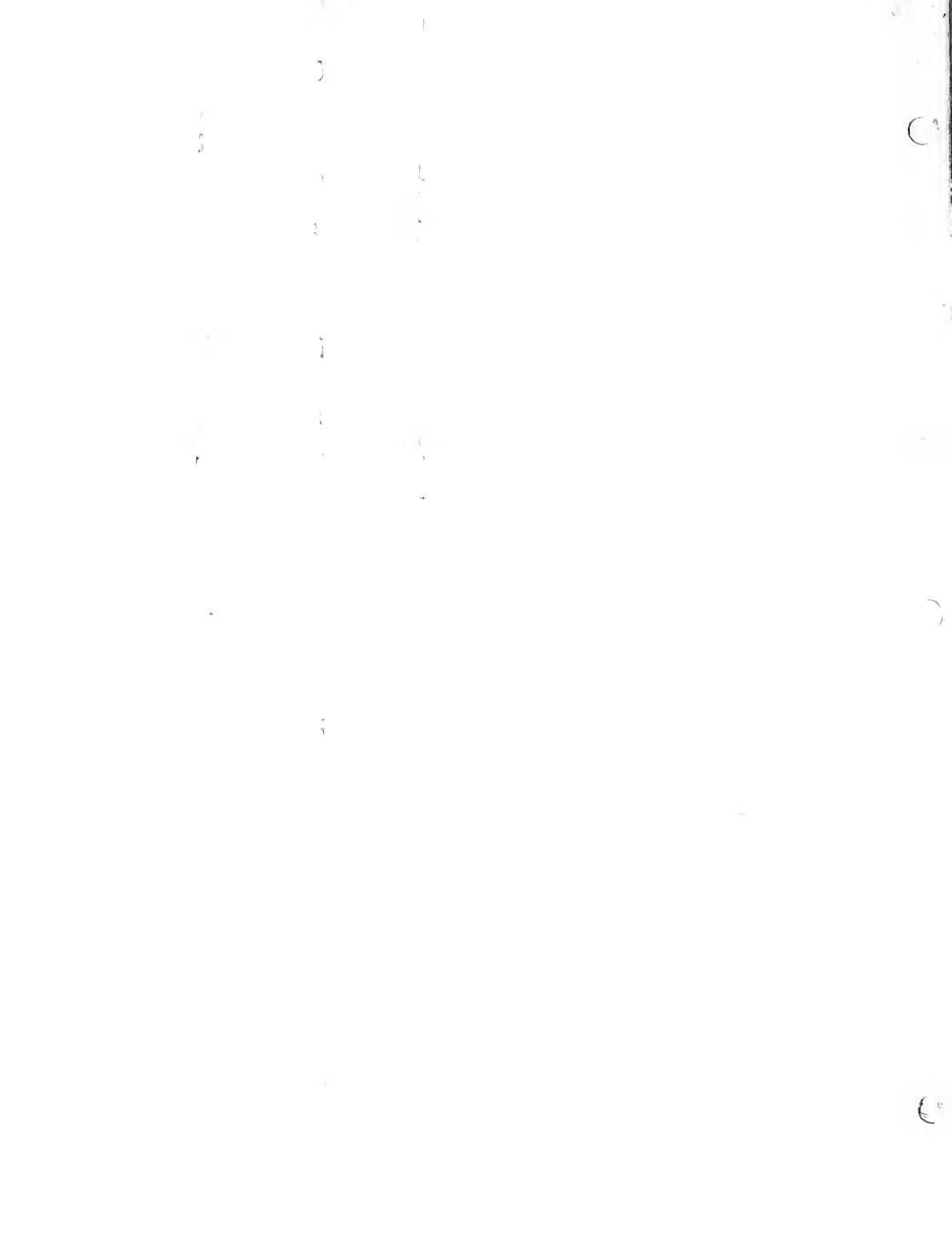


TRACTS ABOVE THE  
MEDIAN

"DILAPIDATED" PLUS "DETERIORATING &  
LACKING PLUMBING"

High = 51%  
Low = 0%

MEDIAN = 14% of Hus in tract



E. NON-WHITE OCCUPANCY:

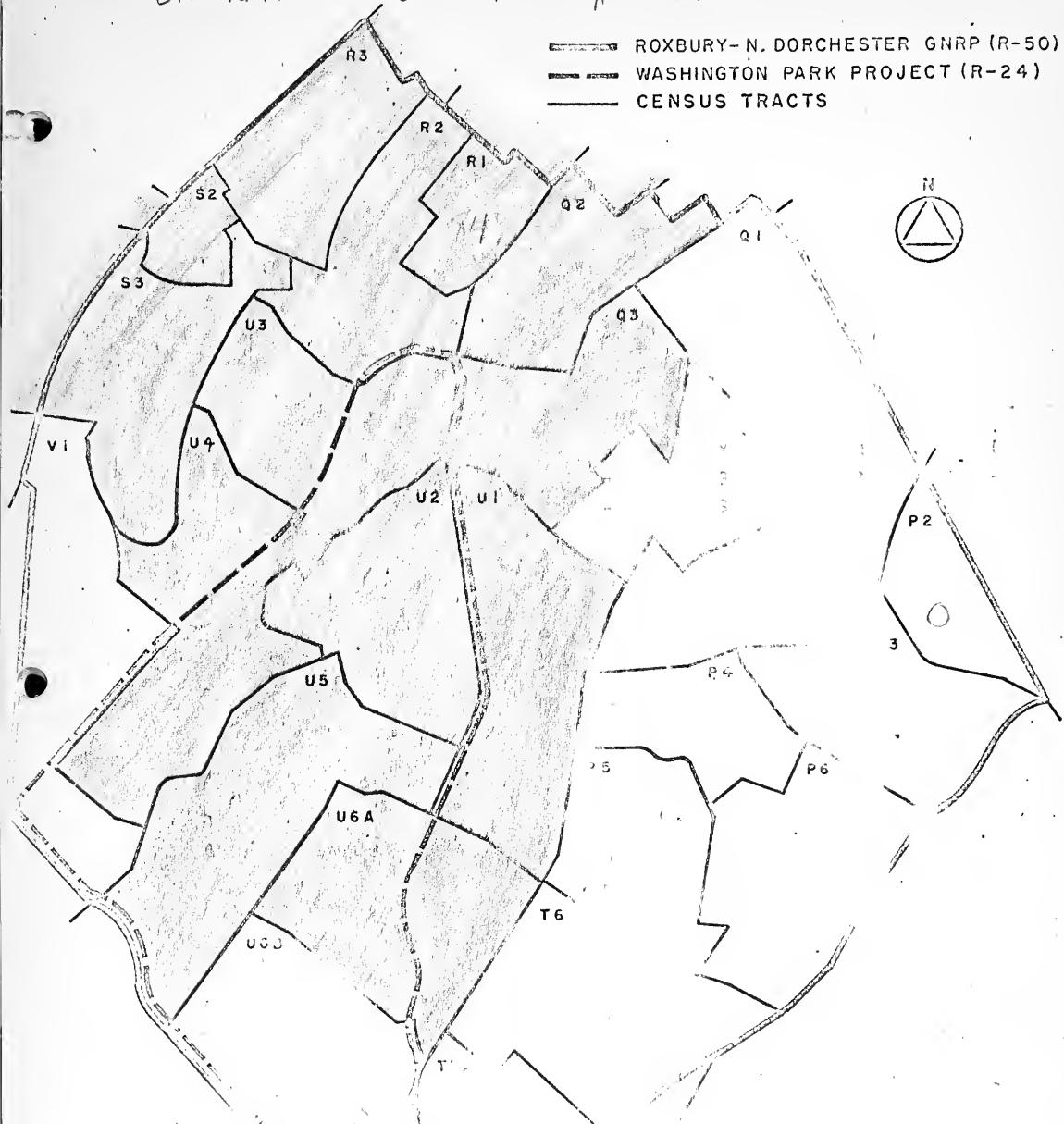
Median increased from 6% in 1950 to 39% in 1960. Largest concentrations of non-whites are now found in a north-south band between Washington Street and Blue Hill Avenue. Particularly heavy are the concentrations between Walnut and Humboldt south of Bower Street (tract U-5: 87%) and the area bounded by Townsend, Blue Hill, Crawford, and Humboldt (tract U-6A: 80% non-white occupied). There has been a significant southern movement of Negroes in the CNRP since 1950 into the Townsend - Seaver and Grove Hall areas. (See maps p.28 and 29 showing density of non-white residency.)



NON-WHITE OCCUPANCY 1950

E.

ROXBURY-N. DORCHESTER GNRP (R-50)  
WASHINGTON PARK PROJECT (R-24)  
CENSUS TRACTS



TRACTS

ABOVE THE MEDIAN

(Median = 6.6% of tract - (empirical  
by non-white))

P.26

or occupied units

P.C.S. 6-62

C

C

C

# NON-WHITE OCCUPANCY 1960

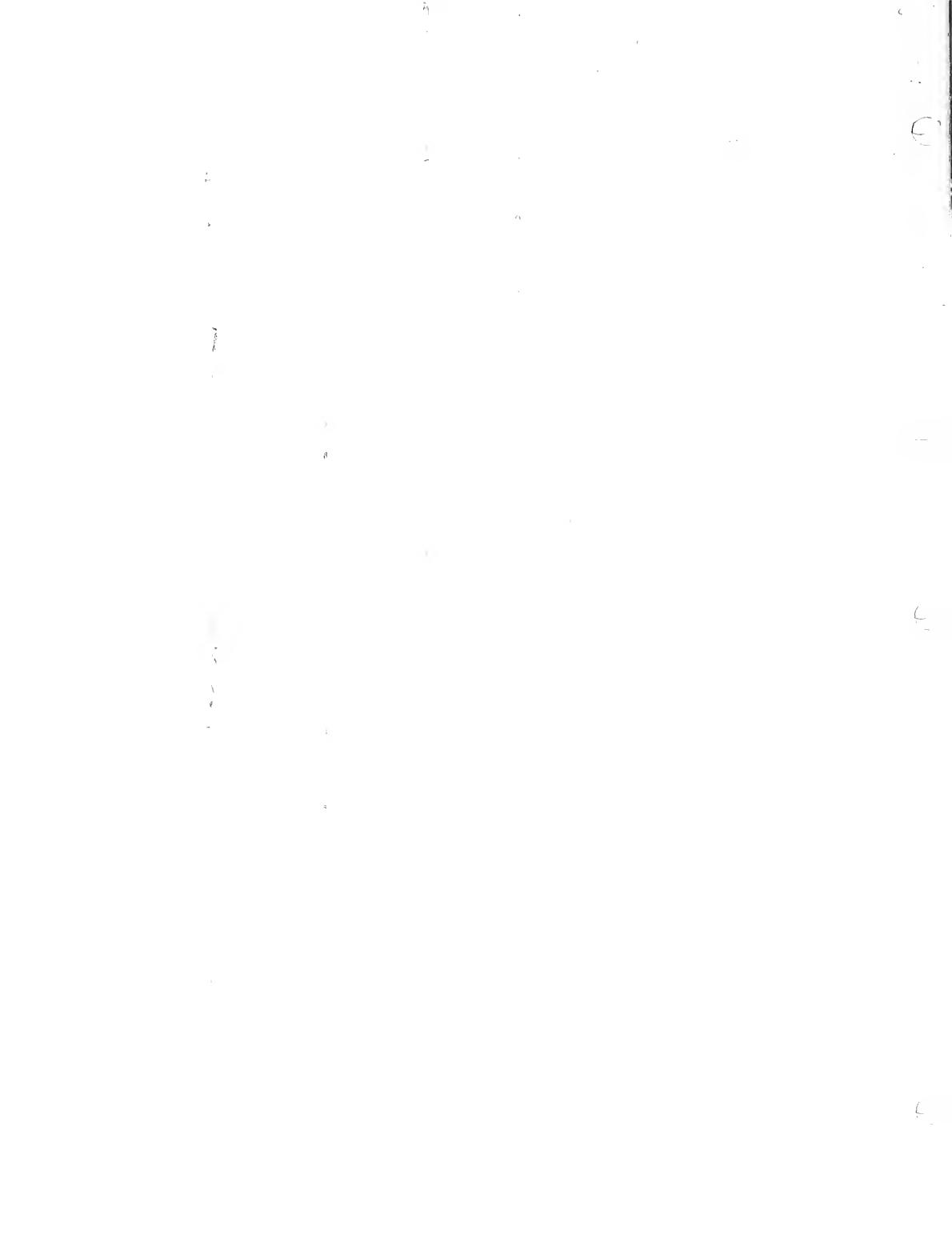
— ROXBURY-N. DORCHESTER GNRP (R-50)  
— WASHINGTON PARK PROJECT (R-24)  
— CENSUS TRACTS



TRACTS ABOVE THE  
MEDIAN

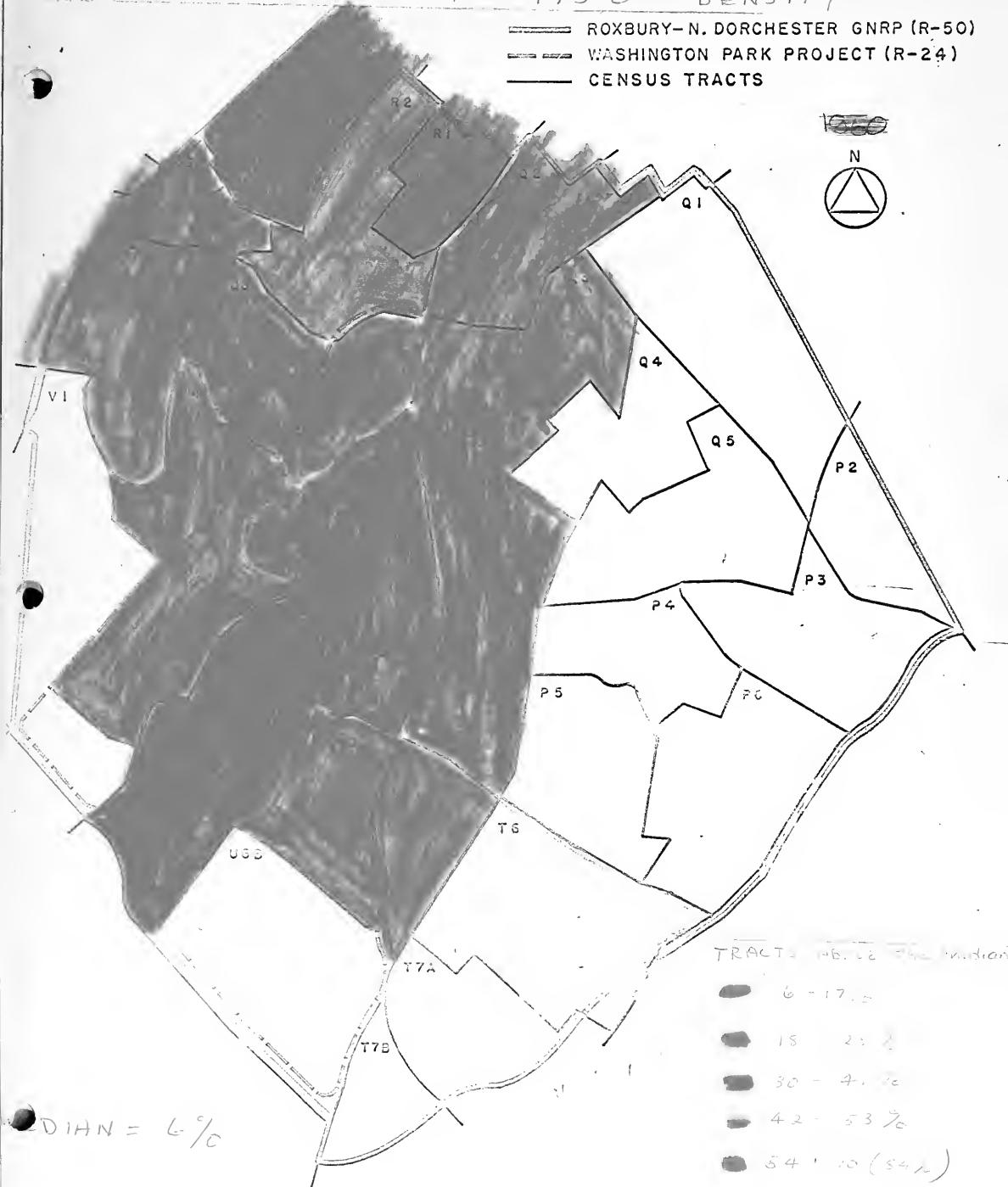
High: 88%  
Low: 0%

MEDIAN = 39% of occupied HUs in  
tract occupied by non-white



NON-WHITE OCCUPANCY - 1950 - DENSITY

— ROXBURY-N. DORCHESTER GNRP (R-50)  
 - - - WASHINGTON PARK PROJECT (R-24)  
 — CENSUS TRACTS

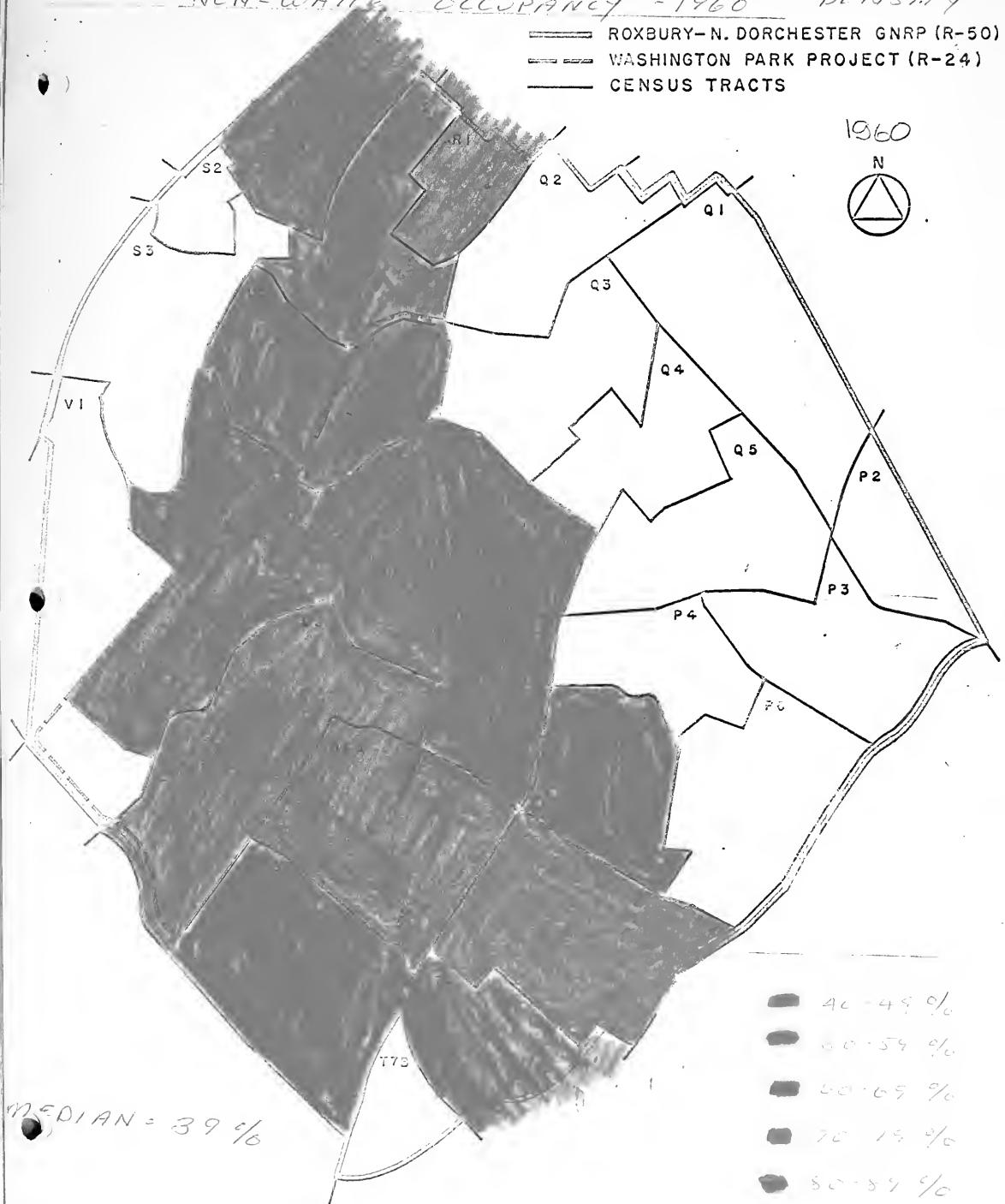




NON-WHITE OCCUPANCY - 1960

DENSITY

ROXBURY-N. DORCHESTER GNRP (R-50)  
WASHINGTON PARK PROJECT (R-24)  
CENSUS TRACTS





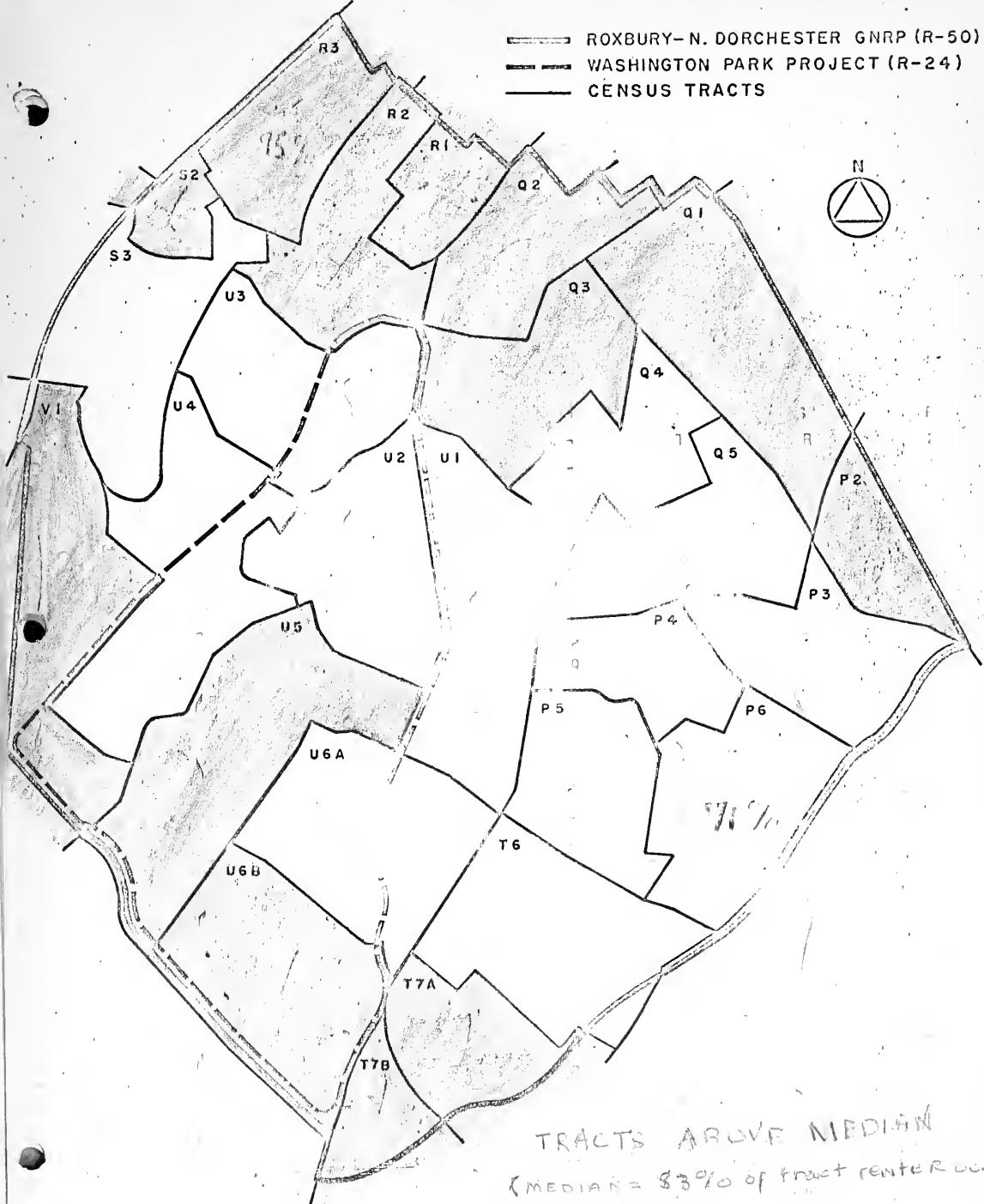
#### F. RENTER OCCUPANCY

Median has decreased from 83% to 80% reflecting a slight increase in owner-occupancy. Highest concentrations of renter-occupancy units appear in the tracts bordering Seaver Street in the south portion and the tracts north of Dudley Street. The change in this pattern since 1950 has been slight.



RENTER- OCCUPIED DUS 1950

— ROXBURY-N. DORCHESTER GNRP (R-50)  
- - - WASHINGTON PARK PROJECT (R-24)  
— CENSUS TRACTS

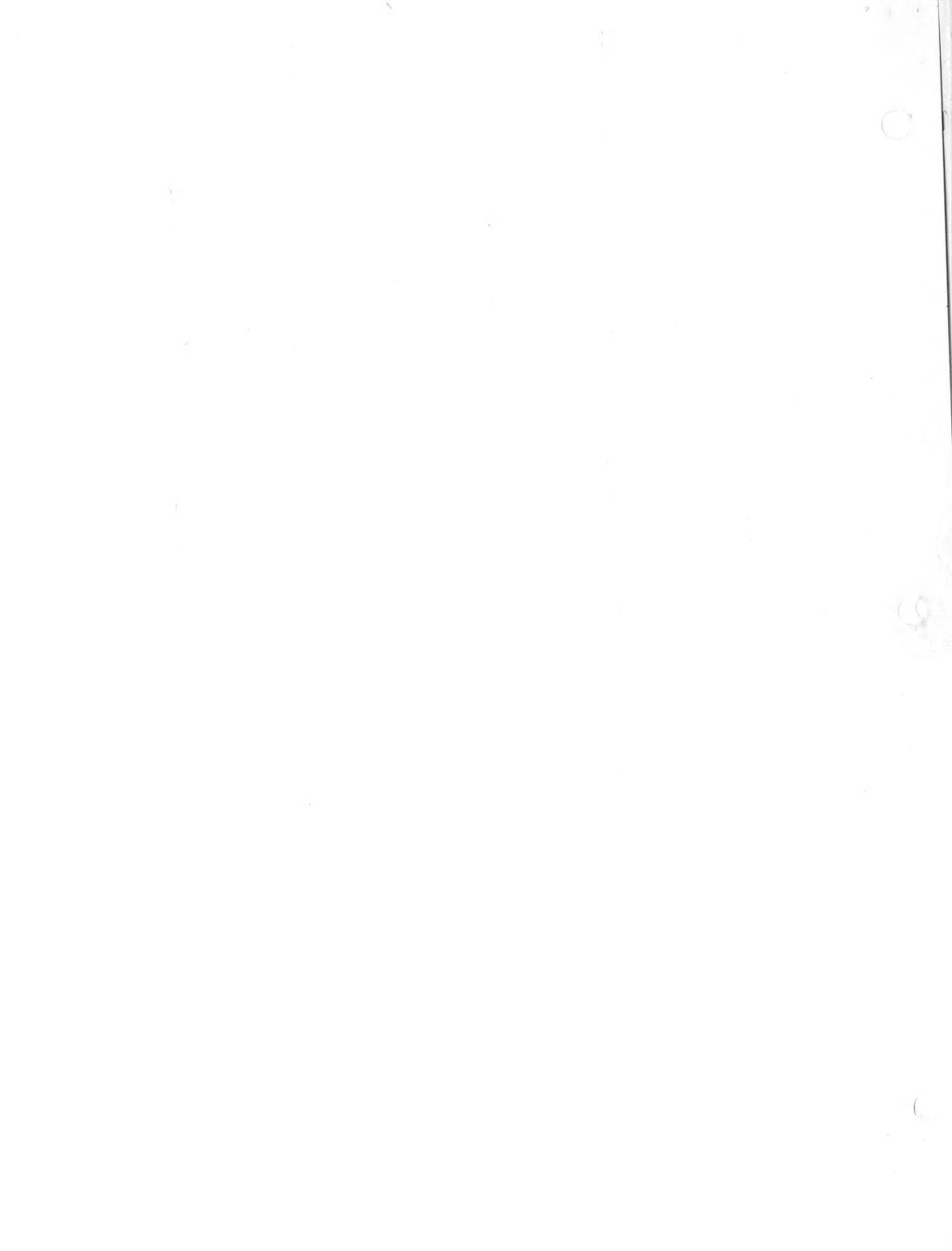


High - 78%

Low - 71%

P.31

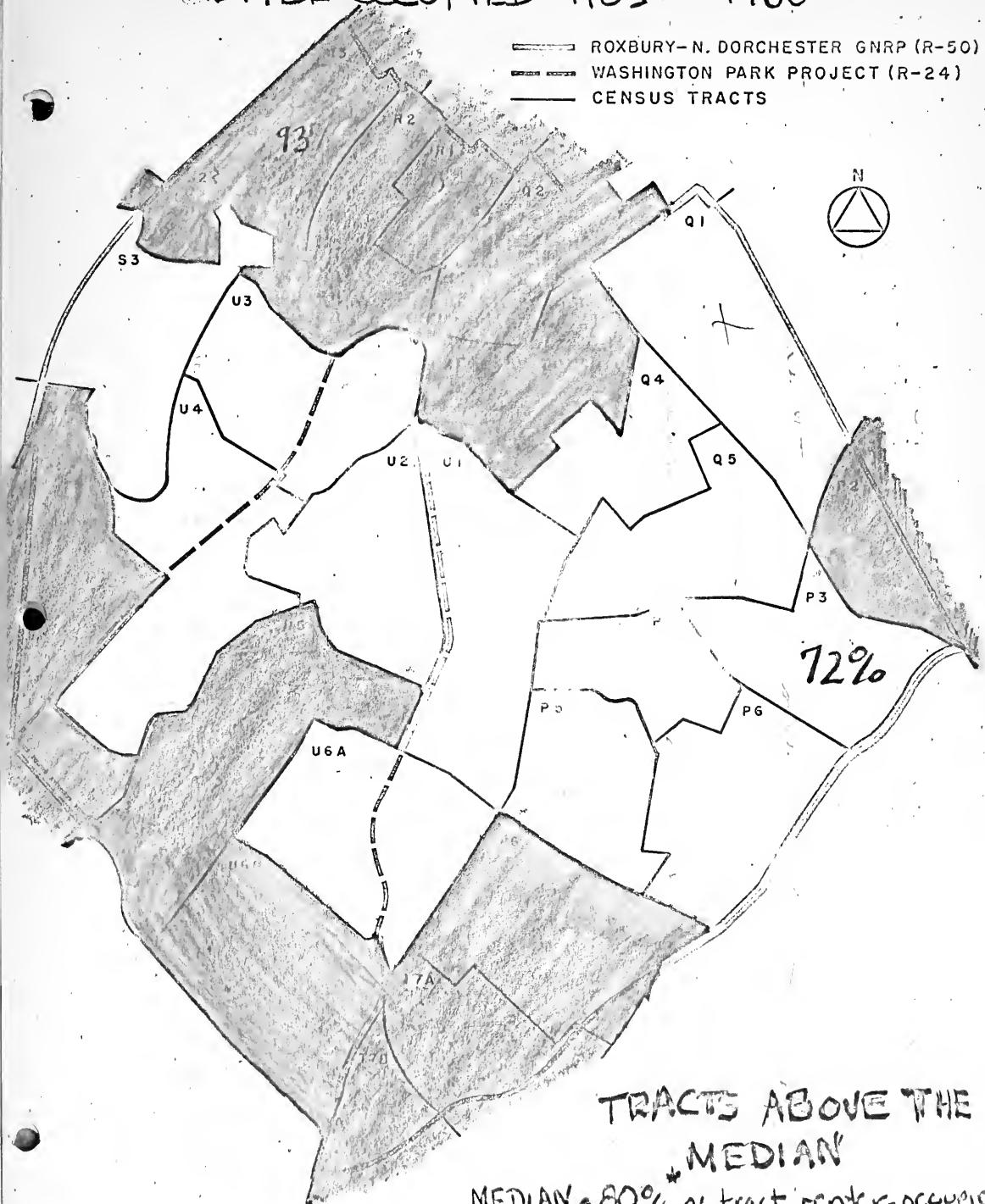
P.C.S. 6-62



# RENTER-OCCUPIED HUS 1960

F.

— ROXBURY-N. DORCHESTER GNRP (R-50)  
 - - - WASHINGTON PARK PROJECT (R-24)  
 — CENSUS TRACTS



TRACTS ABOVE THE  
 MEDIAN  
 MEDIAN = 80% \* of tract renter-occupied

\* of occupied units P.C.S. 6-62

11

1921

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

11

## G. OVERCROWDING

It is difficult to compare the 1950 and 1960 figures for overcrowding "because the Census standard is different for the two years: 1.51 or more persons per room in 1950 and 1.01 or more persons per room in 1960."

By converting the 1950 median to the 1960 basis\* we get a 1950 "median of 10% of the occupied dwelling units as overcrowded and a 1960 median of 11%. Therefore overcrowding has increased slightly (10%) and it has consolidated slightly toward the northern portion of the GNP.

\* The standard has gotten more strict since 1950. It is possible to get a crude comparability "by assuming that the 1950 standard, being less strict, will include less units - about one third less - than the 1960 standard. To convert the two to the same standard, multiply the 1950 median by 1.51 (4% times 1.51) and you get an adjusted median of 10% for 1950.

D

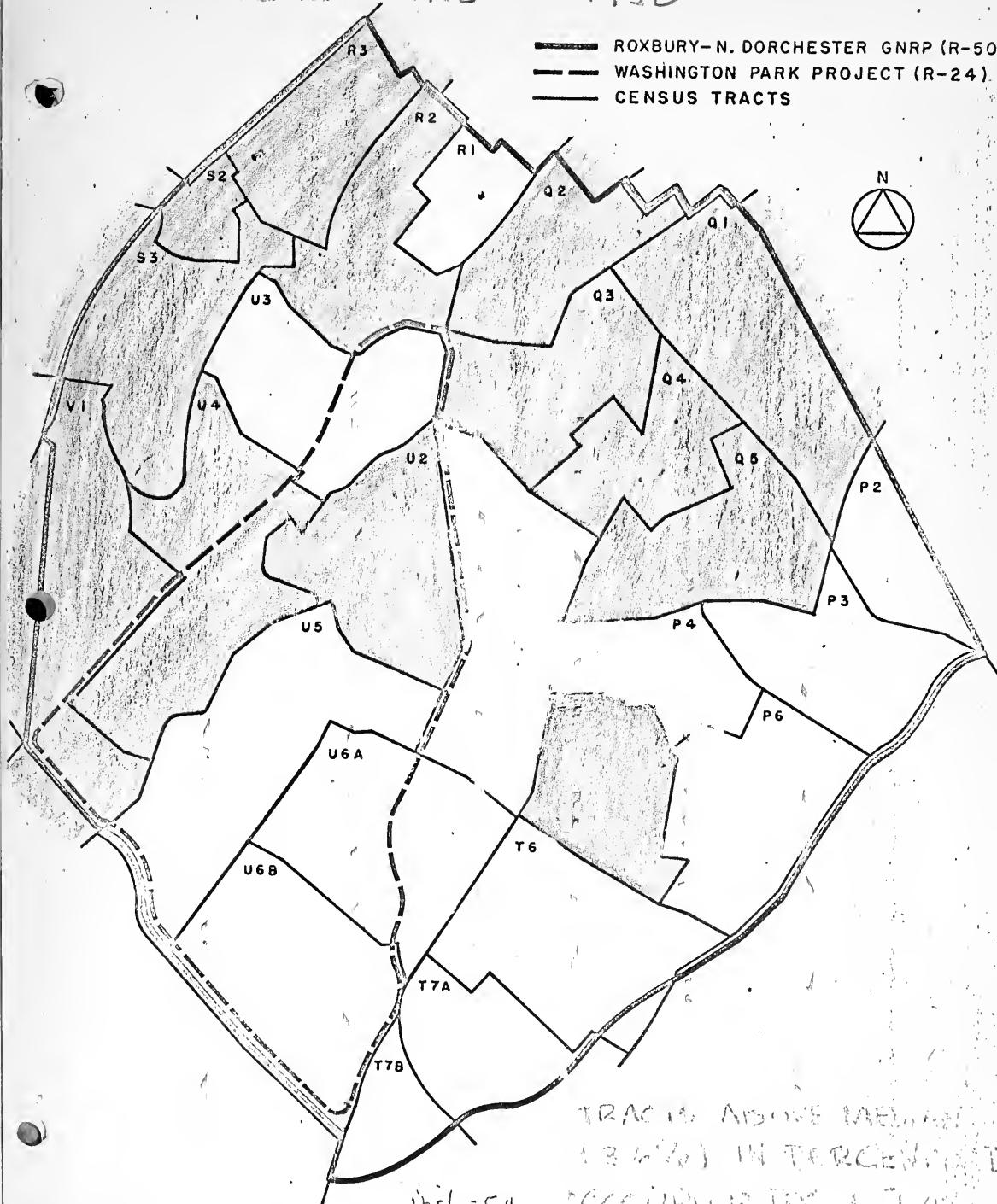
L

CC

OVER CROWDING

1950

— ROXBURY-N. DORCHESTER GNRP (R-50)  
- - - WASHINGTON PARK PROJECT (R-24)  
— CENSUS TRACTS



High=5.4  
4000

TRACTS ABOVE MEDIAN  
(13.6%) IN TERCENTILE  
ACCORDING TO ACTUAL  
ACCORDING TO 1950 CENSUS P.34

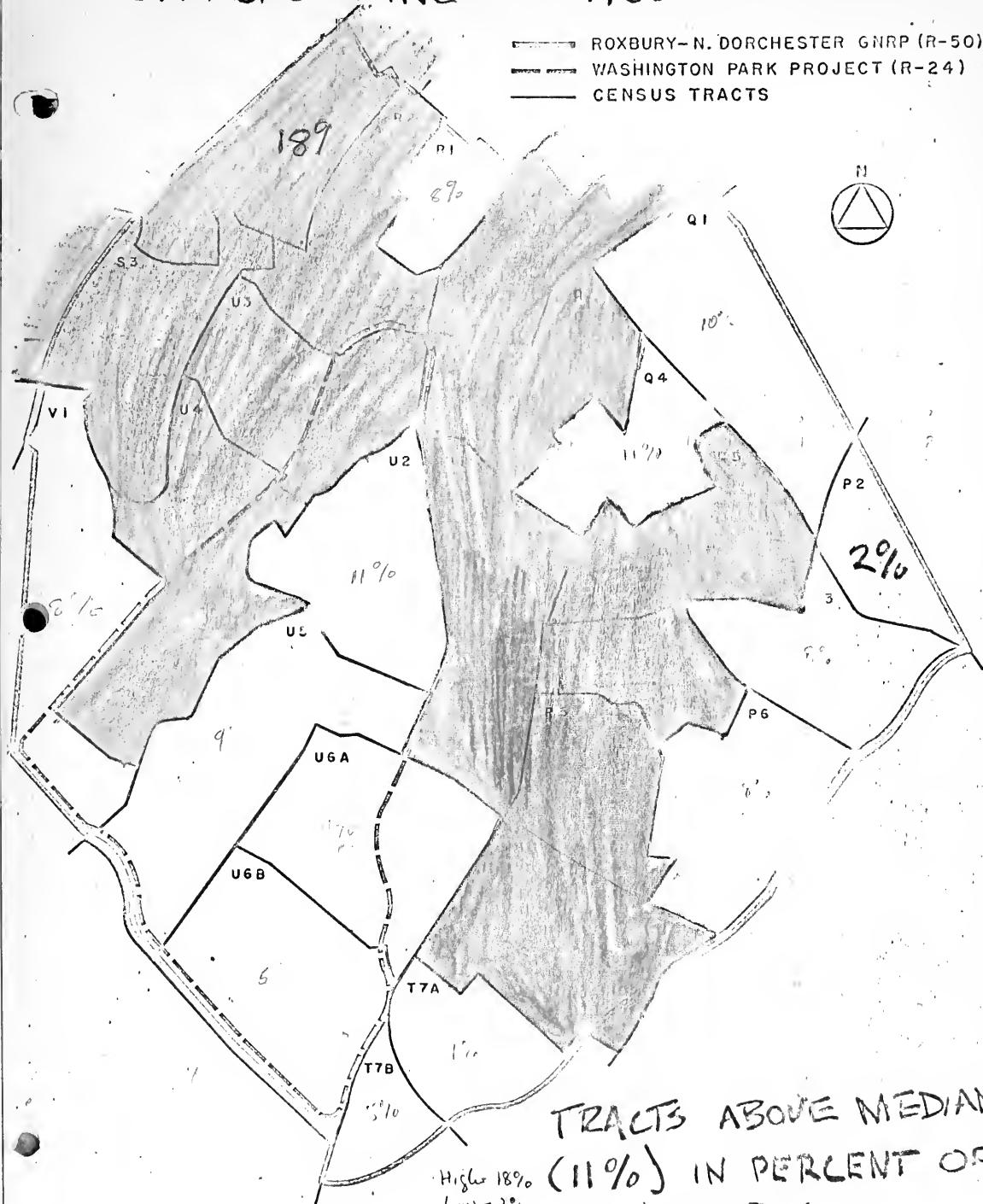


OVERCROWDING

1960

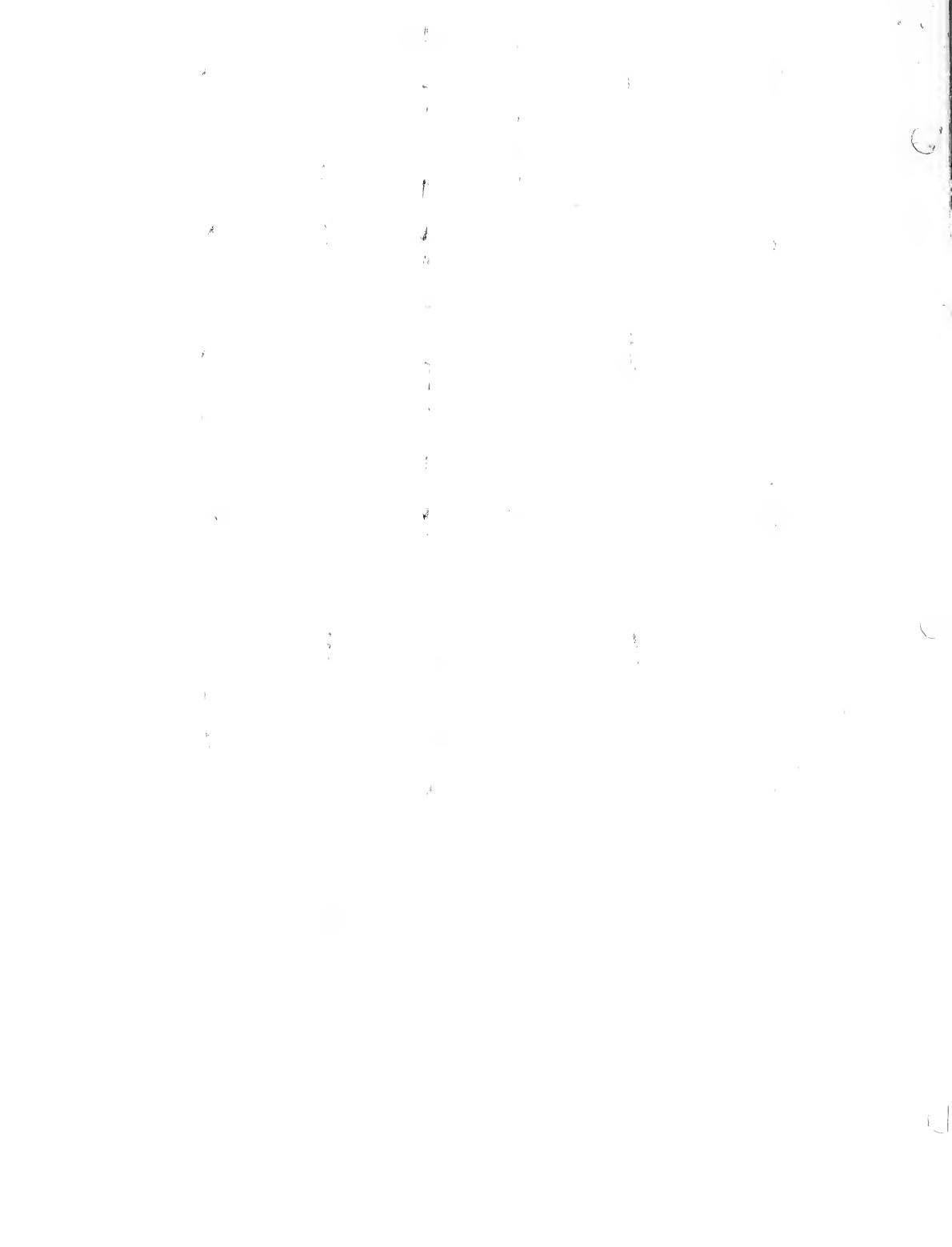
G

— ROXBURY-N. DORCHESTER GNRP (R-50)  
— WASHINGTON PARK PROJECT (R-24)  
— CENSUS TRACTS



TRACTS ABOVE MEDIAN  
(11%) IN PERCENT OF  
HHS OCC. BY 1:01 OR  
MORE PERSONS / RM. P.35

High 18%  
Low = 2%



## STABILITY AND THE INTER-RELATIONSHIP OF SOME FACTORS

1950 and 1960

As an indication of stability and future trends, it was decided to plot large scale changes from 1950 to 1960 on the base map of the GNRP. Certain changes were given a subjective value as being ones which might be conducive to instability. These factors were:

- A. Decrease in owner-occupancy
- B. Increase in vacant units
- C. Increase in contract rent (in constant dollars)
- D. Increase in dilapidation
- E. Increase in non-white occupancy

It is assumed that the areas of most concentrated changes will be areas of instability and, as such, of increasing concern to us in our plans for the GNRP.

The map following shows the number of times each tract appears above the median for the GNRP in percent of change in these factors.

### CORRELATIONS:

#### High Correlation:

A decrease in owner-occupancy often accompanies an increase in vacancies. (A & B appear together 9 times out of 13 possible chances.)

An increase in vacancies often accompanies an increase in rent. (B & C - 8 out of 13)

#### Medium Correlation:

A decrease in owner-occupancy frequently accompanies an increase in rent. (A & C - 7 of 13)

An increase in rent frequently accompanies an increase in non-white occupancy. (C & E - 7 times out of 13)

A decrease in owner-occupancy sometimes accompanies an increase in non-white occupancy. (A & E - 6 times out of 13)

#### Slight Correlation:

An increase in vacancy occasionally accompanies an increase in non-white vacancy. (B & E 4 times out of 13)

An increase in rent occasionally accompanies an increase in dilapidation. (C & D, 3 times out of 13.)



From the patterns made by mapping these corrections, it becomes apparent that the areas of highest concurrence, and thus of instability, are two:

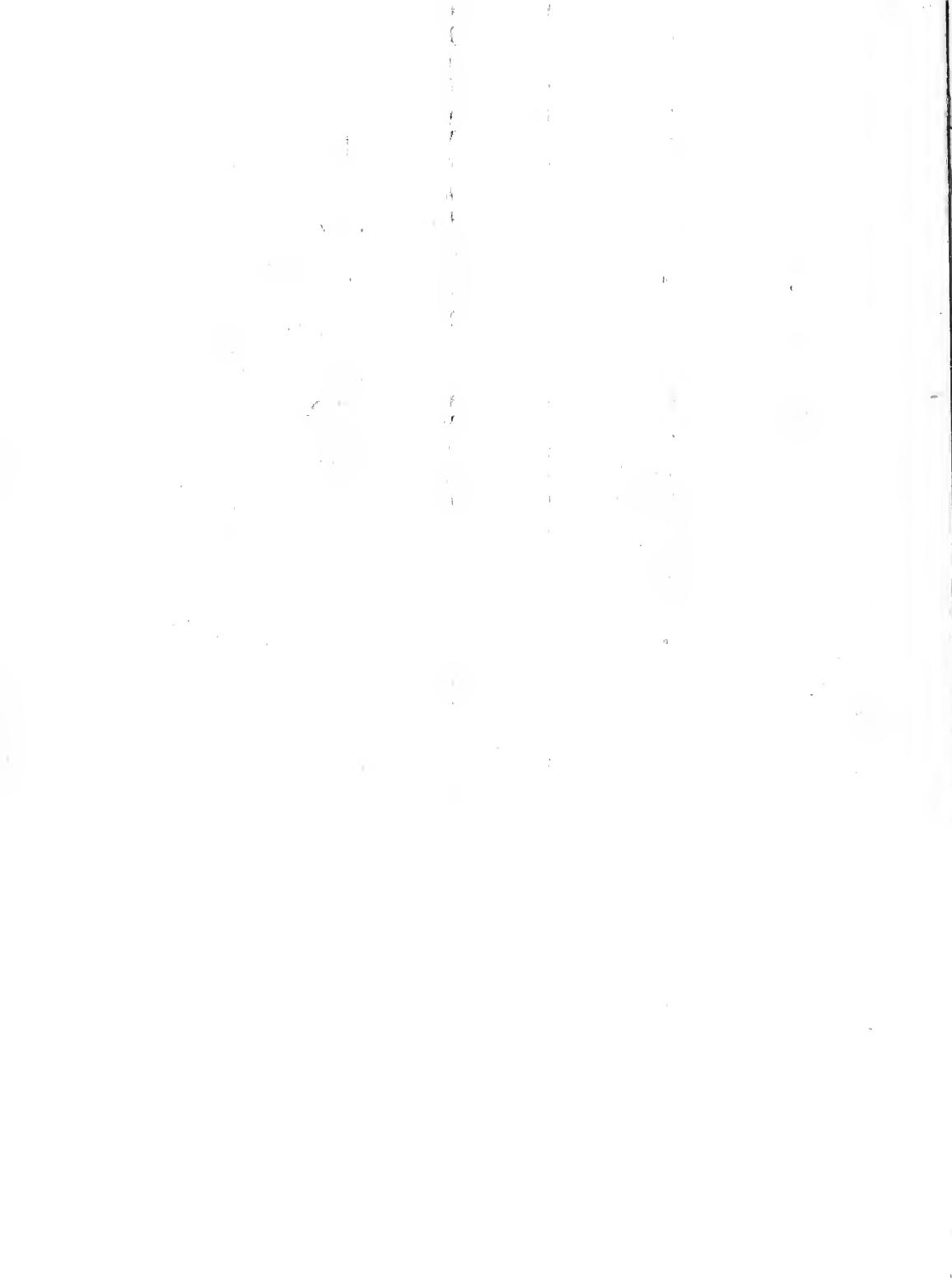
One, the area north of the Notre Dame Triangle from Columbus Avenue to Walnut Street. Part of this is in the Washington Park Project.

Two, a large icicle shape comprising almost all the land in the GNRP east of Blue Hill Avenue. (Lower Roxbury East, Blue Hill East, Grove Hall.)

Thus, on the basis of this map, the Washington Park Project area appears to be the most stable area in the GNRP, although it does have increases in vacancies and non-white occupancy as well as decreases in owner-occupancy in the northern half.

The area of greatest potential concern is the large icicle shape mentioned above, east of Blue Hill Avenue. Here is an area of great change in the decade of the fifties, showing throughout the area a decrease in owner-occupancy, an increase in vacancies, dilapidation, and non-white occupancy.

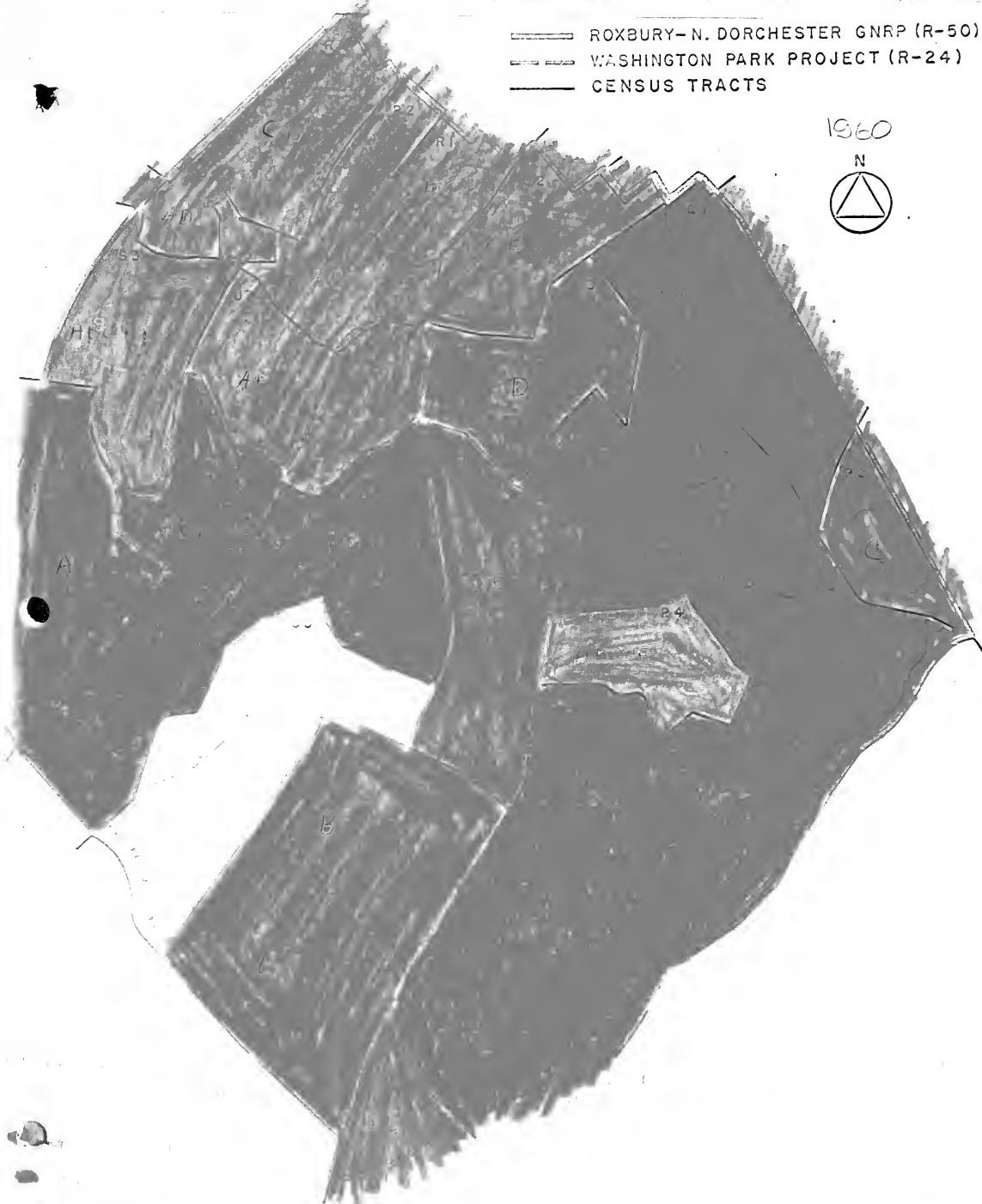
NOTE: It must be remembered that this map reflects only the areas of change. It is possible that an area high in 'negative' factors would not appear on this map because the condition existed before 1950. See the maps on page 11 and 12 for a picture of housing conditions at one point in time: 1950 and 1960.



TRACTS SHOWING CREATING OF CENSUS TRACTS

— ROXBURY-N. DORCHESTER GNRP (R-50)  
— WASHINGTON PARK PROJECT (R-24)  
— CENSUS TRACTS

1960





STATISTICS USED FOR THESE REPORTS

IN TABULAR FORM



## ROXBURY-NORTH DORCHESTER HOUSING STATISTICS - 1950

(From U.S. Census)

	Total Population	Population per hshld.*	Over 1.51 persons (#) per room (%)	Average rent (Actual) (1959 \$)
P-2	157	3.63	1 2.0%	\$36. \$44.
3	4240	3.76	30 2.7	\$33. \$40.
4	4125	3.63	45 4.0	\$31. \$38.
6	4546	3.98	42 3.7	\$29. \$35.
7A	4074	3.15	35 2.9	\$41. \$50.
Q-1	1561	3.48	24 5.4	\$21. \$25.
2	3469	3.53	46 4.7	\$23. \$28.
3	5687	4.02	57 4.3	\$36. \$44.
4	3708	3.68	44 4.7	\$26. \$31.
5	5847	3.88	74 5.0	\$25. \$30.
R-1	2609	3.03	28 3.3	\$25. \$30.
2	4583	3.48	56 4.8	\$26. \$31.
3	2341	3.09	39 5.5	\$21. \$25.
T-6	5747	3.52	19 1.2	\$32. \$39.
7A	1648	3.54	2 -	\$43. \$52.
7B	1725	3.52	3 -	\$59. \$71.
U-1	6256	3.52	55 3.2	\$35. \$42.
2	5412	3.49	56 3.7	\$33. \$40.
3	4951	3.36	45 3.1	\$30. \$36.
4	6927	4.05	75 4.6	\$30. \$36.
5	8661	3.61	57 2.5	\$41. \$50.
6A	5606	3.71	26 1.8	\$43. \$52.
6B	6826	3.24	23 1.1	\$57. \$69.
V-1	2528	3.29	28 3.8	\$32. \$39.
S-2	857	4.05	9 4.1	\$24. \$29.
3	4225	3.42	40 3.4	\$26. \$31.
TAL	1108316		719	3.6% = Med. \$32. = Med.

insert S-2  
S-3note: S-1, S-2  
out of place

## 1950-1960

Rent Increase  
(Amount) (%)

	GNRP HOUSING STATISTICS - 1960	Over 1.01 persons (#) per room (%)		
P-2	109	3.35	1 2.3%	\$60. \$58. \$14. 32%
3	3311	3.41	82 8.4	\$57. \$55. \$15. 37%
4	3035	3.38	110 12.4	\$59. \$57. \$19. 50%
5	3916	3.93	161 16.2	\$49. \$48. \$13. 37%
6	3625	2.86	97 8.1	\$60. \$58. \$8. 16%
7A	905	2.80	31 9.5	\$33. \$32. \$7. 28%
2	2239	3.09	102 15.3	\$34. \$33. \$5. 18%
3	4415	3.44	209 16.6	\$54. \$52. \$8. 18%
4	2501	3.32	76 10.9	\$50. \$48. \$17. 55%
5	3840	3.35	143 12.5	\$42. \$41. \$11. 37%
R-1	1378	2.48	44 8.4	\$40. \$39. \$9. 30%
2	1969	2.91	80 13.5	\$38. \$37. \$6. 19%
3	1761	2.92	96 18.2	\$54. \$52. \$27. 108%
S-2	412	2.99	17 13.6	\$36. \$35. \$6. 21%
3	3032	3.13	103 11.1	\$48. \$47. \$16. 52%
T-6	1942	3.37	191 13.1	\$55. \$53. \$14. 36%
7A	1474	3.02	30 6.6	\$60. \$67. \$15. 29%
7B	1929	3.22	31 5.0	\$81. \$79. \$8. 11%
U-1	5115	3.37	165 11.3	\$55. \$53. \$11. 26%
2	4215	3.19	141 10.8	\$52. \$50. \$10. 25%
3	3429	3.18	129 12.1	\$46. \$45. \$9. 25%
4	4926	3.48	180 13.4	\$52. \$50. \$14. 39%
5	7175	3.18	197 8.9	\$64. \$62. \$12. 24%
6A	4925	3.33	123 8.8	\$67. \$65. \$13. 25%
6B	5793	2.75	96 4.6	\$79. \$77. \$8. 12%
V-1	1871	2.91	53 8.3	\$51. \$49. \$10. 26%
TAL	82247	3.20 Median	2688 11.0% Med.	\$52. Med. 27% Med.

\*= Population per household. Whole and part tracts in the GNRP not distinguished



	Total	Occupied	DUs	Occup. by	Percent DUs	Vacant	Percent	Dilapidated	Percent
	DUs	DUs	Non-whites	Non-white	DUs	DUs	Vacant	DUs	Dilap.
P-2	45	44	-	-	-	1	2.0%	7	16.0%
3	1109	1096	6	-	-	13	1.0	147	13.0
4	1104	1094	15	1.4	-	11	2.0	183	16.0
5	1130	1120	39	3.4	-	10	1.0	277	24.0
6	1231	1222	1	-	-	9	1.0	145	12.0
Q-1	456	446	8	1.8	-	7	3.0	122	27.0
2	976	971	107	11.0	-	5	-	251	26.0
3	1357	1333	166	12.0	-	24	2.0	163	12.0
4	954	929	15	1.6	-	23	2.0	229	24.0
5	1519	1491	24	1.6	-	28	2.0	261	18.0
R-1	857	848	721	84.0	-	9	1.0	358	42.0
2	1178	1162	595	51.0	-	13	1.0	449	38.0
3	746	704	216	31.0	-	-	5.5	271	36.0
S-2	217	207	22	11.0	-	-	4.6	62	29.0
3	1216	1190	91	7.0	-	-	1.2	200	16.0
T-6	1621	1591	84	5.0	-	-	1.0	141	9.0
7A	167	161	4	-	-	-	1.0	6	1.3
7B	652	658	4	-	-	-	1.0	19	1.4
U-1	1733	1701	263	15.0	-	32	2.0	263	15.0
2	1551	1528	559	36.0	-	21	1.0	275	15.0
3	1180	1142	100	7.0	-	38	3.0	28	25.0
4	1641	1612	295	18.0	-	28	2.0	27	19.0
5	2335	2309	907	39.0	-	26	1.0	26	9.0
6A	1472	1462	275	19.0	-	10	1.0	23	2.0
6B	2105	2075	36	1.7	-	32	1.5	20	1.0
V-1	750	738	38	5.0	-	32	2.9	73	10.0
Total	29922	29434	1256	6.0	M*	467	1.5%	4809	16.0%*

## CNRP HOUSING STATISTICS - 1960

( FROM U.S. CENSUS )

	Total	Occupied	DUs	Occup. by	Percent DUs	Vacant	Percent	Dilapidated	Percent
	DUs	DUs	Non-whites	Non-white	DUs	DUs	Vacant	DUs	Dilap.
P-2	46	44	-	-	-	2	4.0%	1	2.0
3	1042	969	55	6.0	-	73	7.0	31	33.0
4	967	889	129	35.0	-	79	8.0	25	13.0
5	1074	988	474	48.0	-	86	8.0	1	17.0
6	1267	1202	28	2.0	-	65	5.0	-	6.0
Q-1	387	323	10	3.0	-	64	16.0	87	22.0
2	766	666	140	21.0	-	100	13.0	121	16.0
3	1356	1263	315	30.0	-	95	7.0	256	19.0
4	795	694	121	17.0	-	101	13.0	167	13.0
5	1333	1141	139	12.0	-	192	14.0	200	15.0
R-1	659	526	165	88.0	-	133	20.0	120	18.0
2	796	592	17	54.0	-	204	26.0	308	39.0
3	635	526	7	70.0	-	109	17.0	287	45.0
S-2	169	125	25	20.0	-	44	26.0	86	51.0
3	1026	931	304	33.0	-	95	9.3	343	33.0
T-6	1592	1453	1107	76.0	-	139	8.7	106	7.0
7A	486	458	208	45.0	-	28	6.0	60	12.0
7B	643	625	78	12.0	-	10	1.0	0	0.0
U-1	1562	1458	893	61.0	-	121	8.0	275	17.0
2	1477	1299	967	74.0	-	178	12.0	253	17.0
3	1268	1085	479	45.0	-	163	13.0	177	14.4
4	1495	1347	782	58.0	-	148	10.0	182	13.0
5	2353	2216	1920	87.0	-	137	6.0	1	7.0
6A	1467	1392	1111	80.0	-	75	5.0	127	9.0
6B	2202	2103	936	45.0	-	99	4.0	1	1.0
V-1	729	635	177	28.0	-	94	13.0	101	13.8
Total	27571	24929	11617	39.0%*	-	2645	9.0%*	3812	14.0%*

M\* = Median \* = Dilap. PLUS deteriorating and lacking plumbing



J11 BRA

Boston Redevelopment Authority.  
Housing study: Roxbury-No.Dor.

DATE

ISSUED TO

